THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***110,000.00.

Affiant

Subscribed and sworn to before me this 29th day of June, 2012.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20120048744 DEEDWARR
Recvd: 07/02/12 15:32 2 pgs
Fees:13.00 Taxes:407.00
20120702-0058119

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Brad Daniel 112 2nd Avenue, N. 3rd Floor Nashville, Tennessee 37201	Brad Daniel 112 2nd Avenue, N. 3rd Floor Nashville, Tennessee 37201	MAP 09-21-6 OB PARCELS 097.00 (Unit 1002) 098.00 (Unit 1003)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand and 00/100 Dollars ($***110,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Julienne L. Daniel, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Brad Daniel, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain condominiums located in Davidson County, Tennessee, being Unit No. 1002, Level 12, and Unit No. 1003 of University Square Condominium Apartments, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing University Square Condominium Apartments of record in Book 7051, Page 529, as amended in Book 7119, page 884 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

BEING the same property conveyed to Brad Daniel and Julienne L. Daniel, as tenants by the entirety and not as tenants in common, by Quitclaim Deed dated July 7, 2004, from Daniel L. Hipp, married, Brad Daniel, married, and Jason Chaffin, Trustee, of record as Instrument No. 20040709-0082051 in the Register's Office for Davidson County, Tennessee; the said Brad Daniel and Julienne L. Daniel having since divorced.

This is improved property known as 900 19th Avenue, South, Unit #1002 and Unit #1003, Nashville, Tennessee 32712.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the year 2011 (partial balance) and real estate taxes for the current year, which have not been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of University Square Condominium Apartments, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing University Square Condominium Apartments of record in Book 7051, Page 529; as amended in Book 7119, page 884, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 28th day of June, 2012.

Julienne L. Daniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julienne L. Daniel, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of June, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY