THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12061259

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: ~~$245,000.00~~.

Affiant

Subscribed and sworn to before me, this7th day of August, 2012.

Notary Public
My Commission Expires: ___

BILL GARRETT, Davidson County
Trans:T20120058594 DEEDWARR
Recvd: 08/07/12 16:05 2 pgs
Fees:13.00 Taxes:906.50
20120807-0070467

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph P.A. Brandon 346 Ardsley Place Nashville TN 37215	Pinnacle National Bank 150 3rd Avenue South Suite 900 Nashville, TN 37201	Tax Parcel ID No. 131050C34600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marcus E. Schulz** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph P.A. Brandon, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 346 of the Hillsborough Condominium, a Horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 699, and as further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, Page 721, said Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Marcus E. Schultz, unmarried by Warranty Deed from Linda M. Reynolds Dabbs, married, recorded on the 17th day of December, 2003 in Instrument No. 20031217-0179939, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HILLSBOROUGH CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 699.

Terms and provisions of by-Laws recorded in Book 6822, Page 721.

Charter of Homeowners Association recorded in Book 7925, Page 64 and Book 8350, Page 426.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLSBOROUGH CONDOMINIUMS of record in Book 6822, Page 721, Book 6566, Page 4, Book 6465, Page 872, Book 6609, Page 880, Book 6682, Page 778, Book 6616, Page 483, Book 6650, Page 10, Book 6822, Page 747, Book 6609, Page 864, Book 6465, Page 867, Book 6609, Page 867, Book 6609, Page 855, Book 6702, Page 330, Book 4161, Page 814, Book 6229, Page 484, Book 4377, Page 710, Book 6303, Page 601 and Book 4403, Page

Page 814, Book 6229, Page 484, Book 4377, Page 710, Book 6303, Page 601 and Book 4403, Page 627 ; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 346 Ardsley Place Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2012.

Marcus E. Schulz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marcus E. Schulz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014