THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ **First Title & Escrow Co., Inc.** **FTEC File No. 30752-07-2012** File box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $231,000.00. Elizabeth C Driver Affiant Subscribed and sworn to before me this 3rd day of August, 2012. Notary Public My Commission Expires: GEO. E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Bradford L. St. Clair 2018 Graybar Lane Nashville, TN 37215	**Send Tax Bills To:** Primary Residential Mortgage, Inc. 4750 w. Wiley Post Way, Ste. 200 Salt Lake City, UT 84116	**Tax Information:** Map and Parcel No.: 117 110 D 00900 CO

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, **Elizabeth C. Driver**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradford L. St. Clair**, a single man, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2018 Graybar Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 3rd day of August, 2012.

Elizabeth C Driver
Elizabeth C. Driver

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth C. Driver**, 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, at office, this 3rd day of August, 2012.

Notary Public

My Commission Expires:

GEO. E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Davidson County	DEEDWARR
Recvd: 08/10/12 12:58	3 pgs
Fees:18.00 Taxes:854.70	
20120810-0071654	

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2018, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, page 166, amended in Book 6814, page 165, supplemented in Book 8747, pages 521 and 536, and amended in Book 9315, page 795, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Elizabeth C. Driver, a single person, by deed dated October 29, 1999, from Marlene H. Moore, of record in Book 11724, page 302, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. By-Laws of Turnberry Square Homeowners Association, of record in Instrument No. 20000801-0075604, amended in Instrument No. 20060912-0112658, Register's Office for Davidson County, Tennessee.
2. Charter of Incorporation of Turnberry Square Homeowners Association of record in Book 6849, page 237, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Turnberry Square Condominiums, of record in Book 6686, page 166, amended in Book 6814, page 165, supplemented in Book 8747, pages 521 and 536, and amended in Book 9315, page 795, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Book 6634, page 506, Register's Office for Davidson County, Tennessee.

Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
12-0536

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.