THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12071266**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$235,000.00~~ $224,000.00 Affiant Subscribed and sworn to before me, this ~~31st~~ 20th day of ~~July~~ August, 2012. Notary Public My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120063000 DEEDWARR
Recvd: 08/23/12 08:49 2 pgs
Fees:13.00 Taxes:828.80
20120823-0075735

WARRANTY DEED

Address New Owner: Suha Mahmoud Haddad 3405 Golf Club Lane Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Franklin American Mortgage Co. 501 Corporate Centre Drive, #400 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 117070F03600CO

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, **Michelle E. Bennett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suha Mahmoud Haddad**,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

** unmarried

Land in Davidson County, Tennessee, being Unit No. 36 together with the appurtenant interest in the common elements of Brighton Court Condominium, a horizontal property regime established by Master Deed of record in Book 6629, Page 532, as amended in Book 6912, Page ~~183~~ 163**, and supplemented in Book 6912, Page 158, amended in Book 9315, Page 795, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle E. Bennett by Warranty Deed from Amy Calton (fka Amy C. Kurzweg) and husband, Christopher Calton, recorded on the 18th day of December, 2007 in Instrument No. 20071218-0144964, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Terms and provisions of by-Laws of Brighton Court Condominium recorded in Book 6629, Page 564 amended in Book 10364, Page 141.

Charter of Brighton Court Condominium Homeowners' Association, Inc. recorded in Book 6965, Page 624 and Book 7936, Page 335.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRIGHTON COURT Condominium of record in Book 6629, Page 532 , as amended by instrument(s) of record in Book 6912, Page 163, supplemented in Book 6912, Page 158; and Book 9315, Page 795; 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.

Easement to Metropolitan, recorded in Book 4076, Page 518.

Storm Water Detention Agreement recorded in Book 6436, Page 578.

This is improved property located at 3405 Golf Club Lane 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 31st day of July, 2012.

M Bennett
Michelle E. Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of July, 2012.

Kate Rosenthal
Notary Public
My Commission Expires _____

*one and the same as
M. Bennett

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014