RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120073975 DEEDWARR
Recvd: 10/01/12 13:47 2 pgs
Fees:13.00 Taxes:858.40

20121001-0089211

File No.0901120001

WARRANTY DEED

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF SEPTEMBER, 2012

Tonya Burrus
Notary Public

MY COMMISSION EXPIRES: June 21, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad M. Brach	Primary Residential Mortgage	128-12-0A-072
(NAME) 320 Old Hickory Blvd #1200	(NAME) 4750 W. Wiley Post Way, Ste. 200	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Theresa L. Kinney, unmarried and Judith M. Kinney, unmarried as joint tenants with right of survivorship,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Brad M. Brach** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 72, Building No. 12 on the Plan of Section 10, Phase 1A, Eagle Ridge at the Reserve Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a master deed and by-laws, of record as Instrument No. 20011011-0110875, as supplemented and amended by supplement and Amendment No. 6 to the Master Deed, of record as Instrument No. 20020313-0031654, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said master deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Theresa L. Kinney, unmarried and Judith M. Kinney, unmarried, as joint tenants with right of survivorship, of record as Instrument no. 20101103-0088209, dated November 2, 2010, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Blvd. #1200, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 14 day of September, 2012.

Theresa L. Kinney by Judith M Kinney — Judith M Kinney

Theresa L. Kinney by Judith M. Kinney, Attorney-in-Fact — Judith M. Kinney

Attorney in Fact

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 Judith M. Kinney the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of September, 2012.

Commission expires: June 21, 2016

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 14th day of September, 2012 before me personally appeared Judith M. Kinney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Theresa L. Kinney and who acknowledged that he executed the same as the free act and deed of Theresa L. Kinney.

Witness my hand and official seal at this 14 day of September, 2012.

Commission expires: June 21, 2016

Notary Public

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

File Number:0901120001

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