WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF November, 2012

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.

JAMES A. WACHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

R-VRES-12-320-1503

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans: T20120087187 DEEDWARR
Recvd: 11/15/12 09:31 2 pgs
Fees: 13.00 Taxes: 730.75
20121115-0105197

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Raymond H. Brocato	FIDELITY BANK	
320 Old Hickory Blvd #1503 (ADDRESS)	(NAME) 7TH FL 3 CORPORATE SQUARE (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	ATLANTA GA 30329 (CITY) (STATE) (ZIP)	128-12-A-77.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JEFF L. MANUS, UNMARRIED, AND WILLIAM C. MAYS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAYMOND H. BROCATO AND WIFE, MAUDE C. BROCATO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 77, BUILDING NO. 15, ON THE PLAN OF SECTION 13, PHASE 1A, EAGLE RIDGE AT THE RESERVE, 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 EAGLE RIDGE AT THE RESERVE OF RECORD IN INSTRUMENT NO. 20011011-0110875, AND AMENDMENT NO. 8 IN INSTRUMENT NO. 20020313-0031656, 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 "A" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO JEFF L. MANUS, SINGLE AND WILLIAM C. MAYS, SINGLE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM JEFF L. MANUS, SINGLE AND WILLIAM C. MAYS, SINGLE OF RECORD AT INSTRUMENT NO. 20030724-0103541, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 21, 2003, RECORDED JULY 24, 2003.

BEING THE SAME CONVEYED TO JEFF L. MANUS, SINGLE AND WILLIAM C. MAYS, SINGLE BY DEED FROM EAGLE RIDGE AT THE RESERVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20020501-0053725, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 26, 2002, RECORDED MAY 1, 2002.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20020313-0031656; INSTRUMENT NUMBER 20000330-0032081; INSTRUMENT NUMBER 20010112-0003836; INSTRUMENT NO. 20010112-0003839; INSTRUMENT NUMBER 20011011-0110875; INSTRUMENT NUMBER 20010116-0004521; INSTRUMENT NUMBER 20020215-0020370; INSTRUMENT NUMBER 20020304-0026998; INSTRUMENT NUMBER 20020313-0031651; INSTRUMENT NUMBER 20020313-0031652; INSTRUMENT NUMBER 20020313-0031653; INSTRUMENT NUMBER 20020313-0031654; INSTRUMENT NUMBER 20020313-0031655; INSTRUMENT NUMBER 20020313-0031656; INSTRUMENT NUMBER 20020417-0047840; INSTRUMENT NUMBER 20020524-0063776; INSTRUMENT NUMBER 20020530-0065658; INSTRUMENT NUMBER 20020524-0063777, INSTRUMENT NUMBER 20020524-0063777; INSTRUMENT NUMBER 20020524-0063778; INSTRUMENT NUMBER 20020524-0063779; INSTRUMENT NUMBER 20020524-0063780; INSTRUMENT NUMBER 20020524-0063781; INSTRUMENT NUMBER 20020524-0063782; INSTRUMENT NUMBER 20020524-0063783; INSTRUMENT NUMBER 20020524-0063784, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 320 Old Hickory Blvd #1503, Nashville, Tennessee 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 hand(s) this 14th day of November, 2012.

Jeff L. Manus

William C. Mays

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 14th day of November, 2012.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903