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. 30931-11-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $256,500.00. Affiant Subscribed and sworn to before me this 3rd day of December, 2012. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: William P. Carter P: O. Box 152 Lafayette, TN 37083	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 070 F 00700 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, **Joseph Clayton Mauldin, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William P. Carter, married** ("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 3467 Golf Club 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.

Caroline Mauldin, spouse of Joseph Clayton Mauldin, joins in the execution of this instrument to convey any marital interest she may have in subject property.

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 29th day of November, 2012.

Joseph Clayton Mauldin

Caroline Mauldin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph Clayton Mauldin and Caroline Mauldin**, 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, at office, this 29th day of November, 2012.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120092358 DEEDWARR
Recvd: 12/04/12 10:09 2 pgs
Fees:13.00 Taxes:949.05

20121204-0111259

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7, 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, amended in Book 6912, pages 158 and 163, and Book 10364, page 141, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan for Phase II attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Joseph Clayton Mauldin, unmarried, by deed dated April 13, 2006, from Rebecca F. Novick, unmarried, of record in Instrument No. 20060418-0044361, rerecorded in Instrument No. 20060505-0052370, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. Charter of Incorporation of Brighton Court Condominium Homeowners Association, Inc. of record in Book 6965, page 624, amended in Book 7936, page 335, Register's Office for Davidson County, Tennessee.
2. 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 Brighton Court Condominium, of record in Book 6629, page 532, amended in Book 6912, pages 158 and 163, and Book 10364, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4076, page 522, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6436, page 578, Register's Office for Davidson County, Tennessee.