Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this 28 day of March 2013.

Notary Public
My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Signed certifies this is a true exact copy of the original.
Title and Escrow, LLC

BILL GARRETT, Davidson County
Trans:T20130027457 DEEDWARR
Recvd: 04/04/13 13:17 2 pgs
Fees:13.00 Taxes:488.40
20130404-0033406

Address of New Owner(s):	Send Tax Bills to:	Tax Information
Jessica Alton 5734 Brentwood Trace Brentwood TN 37027-0000	New Owner	160-140/034.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jonathan W. Mason , married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jessica Alton ✱ hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: ✱ single

Being Unit No. 5734 in Brentwood Trace Condominiums a Horizontal Property Regime located on Old Hickory Boulevard Brentwood, Davidson County, Tennessee as shown on the plat of Brentwood Trace Condominiums recorded in Book 5200 Page 219 revised in Book 5200 Page 261 Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5524 page 415, amended in Book 5545 Page 510 said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524 Page 415 said Register's Office are incorporated in this deed by reference and made a part hereof the same though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537 Page 988 and the amendment to the Master Deed of record in Book 5545 Page 510 said Register's Office.

Being the same property conveyed to Jonathan W. Mason by deed from Alice Ball Breuer of record in Instrument No. 20060607-0067860 Register's Office for Davidson County, Tennessee and dated June 6, 2006.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Brentwood Trace Condominiums of record in Book 5200 Page 219 and revised in Book 5200 Page 261, Register's Office Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5524 Page 415 and revised in Book 545 Page 510 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Brentwood Trace Condominiums 4) Bylaws for Brentwood Trace Condominium Association appended to Master Deed of record in Book 5524 Page 415 and revised in Book 5537 Page 988

This property is improved property known as 5734 Brentwood Trace, Brentwood, Tennessee 37027-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28 day of March, 2013.

Jonathan W. Mason

Jenny Mason, who joins in this conveyance for the sole purpose of conveying any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan W. Mason and Jenny Mason, 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 at Brentwood, Tennessee, this 28th day of March, 2013.

Notary Public

Amy Cross Hanes
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ 2622 N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

FILE NO: 07487