THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $157,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2013. Notary Public My Commission Expires: 12-9-16
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 31149-04-2013**	

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Brandon Van Pernis 106 Summit Ridge Court Nashville, TN 37215	**Send Tax Bills To:** Pinnacle Bank 150 3rd Ave. S. Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 131 050 B 10600 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, **Laura Neergaard, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Van Pernis,** ("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 106 Summit Ridge Court, 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.

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 30th day of April, 2013.

Laura Neergaard

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Laura Neergaard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

BILL GARRETT, Davidson County
Trans:T20130035302 DEEDWARR
Recvd: 04/30/13 09:08 2 pgs
Fees:13.00 Taxes:580.90

20130430-0042722

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 106, together with the appurtenant interest in the common elements of Four Seasons Condominiums, a horizontal property regime established by Master Deed of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed, and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura Neergaard, by deed dated June 30, 2009, from Julie Hudson, formerly known as Julie A. Hunt, married, of record in Instrument No. 20090708-0063849, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and being assumed by the Grantee.
2. Property Modifications (to tax parcel) recorded in Instrument No. 20080611-0060400, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Four Seasons Homeowners Association of record in Book 6855, page 917, amended in Book 8176, page 697, Register's Office for Davidson County, Tennessee.
4. 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 Four Seasons Condominium, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5050, page 30, Register's Office for Davidson County, Tennessee.
7. Easement Agreement of record in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.
8. Easement Agreement of record in Book 6869, page 157, amended in Book 7776, page 899, Register's Office for Davidson County, Tennessee. Consent to Agreement in Book 6869, page 162, rerecorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.
9. Engineering Report recorded in Book 6847, page 126, Register's Office for Davidson County, Tennessee.