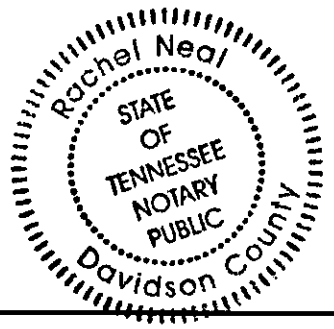
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 07/08/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betsy Bennett	NEW OWNER	130080I00800CO
(NAME)	(NAME)	
2120 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-4104		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130049006 DEEDWARR
Recvd: 06/11/13 15:27 2 pgs
Fees:13.00 Taxes:1661.30
20130611-0059502

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, **George D. Brantly and wife, Irene B. Brantly**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Betsy Bennett , an unmarried woman**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to wit: Unit No. 3A (Parcel No. 08), together with the attached garage, in Harding Hall, a Condominium, a Horizontal Property Regime, as shown on the plat of Harding Hall Subdivision, recorded in Instrument No. 20020815-0099045, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20020815-0099097 and as corrected in Instrument No. 200301090003946, Register's Office for Davidson County, Tennessee, to which reference is hereby made, together with an undivided percentage interest in the common area/elements appurtenant to said Unit and as set forth in the said Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to George D. Brantly and wife, Irene B. Brantly by Deed from Journal Newspapers, Inc., a Tennessee Corporation, dated 07/24/2003 and filed for record on 08/12/2003 in Instrument 200308120115302, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat of record in Instrument 200208150099045, said Register's Office.
Master Deed establishing Harding Hall Condominiums, a Horizontal Property Regime, of record in Instrument 200208150099097, as corrected in Instrument 200301090003946, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 2120 Harding Place, Nashville, TN 37215-4104

(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/or 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/or 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 our hands this 7th day of June, 2013.

George D. Brantly

Irene B. Brantly

State of Tennessee
County of Williamson

Personally appeared before me George D. Brantly and Irene B. Brantly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of June, 2013.

Notary Public
My Commission Expires: 9/23/13

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
D.C.M.B. BARRETT, JR.

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027