Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$139,900.00** Affiant Subscribed and sworn to before me, this the 20th day of June, 2013. Notary Public My commission expires: 8-20-13 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130052991 DEEDWARR
Recvd: 06/24/13 08:47 2 pgs
Fees:13.00 Taxes:517.63
20130624-0064168

DANA MEADOWS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

NOTARY PUBLIC
Dana Meadows
My Commission Expires
August 20, 2013
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jaclyn Kienzle	**Tennessee Bank & Trust**	**Map 082-09-0-M Parcel 004.00CO**
421 Van Buren Street	**4007 Hillsboro Road**	
Nashville, TN 37208	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bernice Brandon, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jaclyn Kienzle, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4 along with the designated garage for said unit, together with the appurtenant interest in common elements of Van Buren Street Townhomes, a Horizontal Property Regime, established by Master Deed of record in Instrument No. 20060619-0072279, and as amended in Instrument No. 20060727-0091088 and Instrument No. 20070518-0059640, and further described on plan of record attached to said Master Deed and Amendment as "Exhibit A", Register's Office for Davidson County, Tennessee, "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws for the administration thereof of record in Instrument No. 20060619-0072279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bernice Brandon, a single person by Deed from Angela E. Sullivan, a single person, of record in Instrument No. 20090520-0046567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Instrument No. 20060619-0072279, Instrument No. 20060727-0091088 and in Instrument No. 20070518-0059640, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Bernice Brandon, pursuant to a Power of Attorney executed by same on the 11th day of June, 2013, of record in Instrument No. 20130624-0064167, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **421 Van Buren Street, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **20th** day of **June, 2013.**

Bernice Brandon
Bernice Brandon

By: Mariko Brandon, Attorney in Fact
Mariko Brandon, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Mariko Brandon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Bernice Brandon,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Bernice Brandon** for the purpose therein contained, by signing the name of **Bernice Brandon** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **June, 2013.**

My Commission expires: 8-20-13

Dana M Meadows
Notary Public

DANA MEADOWS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

NOTARY PUBLIC
Dana Meadows
My Commission Expires
August 20, 2013
STATE OF TENNESSEE