File Box 9B

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. 31320-07-2013** **File Box #9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $456,000.00. Affiant Subscribed and sworn to before me this 26th day of July, 2013. Notary Public My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 8, 2014

WARRANTY DEED

Address New Owner: Dawn M. Pont 511 Acklen Park Drive Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: P/O 104 050 42600 Beginning in 2014: 104 050 I 00200 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 consideration, the receipt of which is hereby acknowledged, **Acklen Park Drive Brownstones, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **Dawn M. Pont** ("Grantee"), her 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 511 Acklen Park Drive, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20130064435 DEEDWARR
Recvd: 07/29/13 11:03 3 pgs
Fees:18.00 Taxes:1687.20

20130729-0078444

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 26th day of July, 2013.

Acklen Park Drive Brownstones, LLC
a Tennessee limited liability company

By: _____
U. Grant Browning, Sole Member

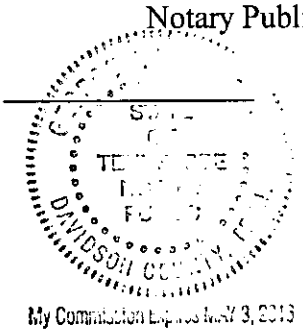
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named U. GRANT BROWNING, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sole Member of Acklen Park Drive Brownstones, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

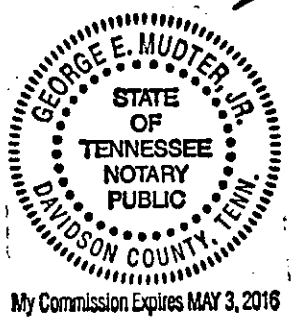
Witness my hand and official seal at office, this 26th day of July, 2013.

_____
Notary Public

My Commission Expires: _____



My Commission Expires MAY 3, 2013



My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 511, together with the appurtenant interest in the common elements of Acklen Park Drive Brownstones, a condominium, established by Declaration in Instrument No. 20130513-0047893, amended in Instrument No. 20130724-0076413, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 2 on the Plan of Greenway Acklen Subdivision, of record in Plat Book 9700, page 209, Register's Office for Davidson County, Tennessee.

Together with an easement for ingress, egress, public utilities and right of way as set out in the Easement Agreement of record in Instrument No. 20100909-0071780, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Acklen Park Drive Brownstones, LLC, a Tennessee limited liability company, by quitclaim deed dated February 15, 2013, from U. Grant Browning, married, of record in Instrument No. 20130501-0043897, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Acklen Park Drive Brownstones, a condominium, of record in Instrument No. 20130513-0047893, amended in Instrument No. 20130724-0076413, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. § 66-27-201, et seq.
4. All matters appearing on the Plan of record as Book 9700, page 209, Register's Office for Davidson County, Tennessee.
5. Easement Agreement for ingress, egress, public utilities and right of way of record in Instrument No. 20100909-0071780, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenant for Detached Structure recorded in Instrument No. 20060828-0105947, Register's Office for Davidson County, Tennessee.