BILL GARRETT, Davidson County
Trans:T20130065787 DEEDWARR
Recvd: 08/01/13 11:18 3 pgs
Fees:18.00 Taxes:1369.00
20130801-0080163

Return to:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $370,000.00. Alexis Perkins Affiant Subscribed and sworn to before me this . E. Mannix Notary Public My Commission Expires: 1-6-15

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Boyd M. Brown and wife, Patricia L. Brown 4026 C Woodmont Blvd. Nashville, TN 37205	New Owner	116 08 0K 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN R. GREEN AND WIFE, SUZANNAH R. GREEN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BOYD M. BROWN AND WIFE, PATRICIA L. BROWN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit no. 4026C on Lot No. 116A as shown on the Plan of 4026 Woodmont Condominium, of record in Book 6200, page 251, as amended by Exhibit "C" attached at page 545 to the Master deed of record in Book 6870, page 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof, together with an undivided interest in the common elements of 4026 Woodmont Homeowner's Association, as described in the Master Deed of record in Book 6870, page 501, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin R. Green and wife, Suzannah R. Green by deed dated September 22, 2005, from Billy J. Mabry and wife, Joyce A. Mabry, of record in Instrument No. 20050926-0115108, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Woodmont Condominiums Condominiums, of record in Book 6870, page 501, as amended and Restated by Instrument No. 20060918-0114904, and re-recorded at Instrument No. 20060918-0115129, and Amendment to By-Laws of record at Instrument No. 20010521-0052458, Register's Office for said County.

3. Matters shown on the Plan of record in Book 6200, page 251, Register's Office for Davidson County, Tennessee, as amended by Exhibit "C" attached at page 545 to the Master Deed of record in Book 6870, page 501, said Register's Office..

4. Rights of others in and to the common elements.

This is improved property known as: 4026 C Woodmont Blvd., Nashville, TN 37205.

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, their heirs and assigns, forever; and we covenant with 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31 day of July, 2013.

Benjamin R. Green

Suzannah R. Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BENJAMIN R. GREEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of ~~June~~ July, 2013

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUZANNAH R. GREEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of ~~June~~ July, 2013.

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015