(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140024488 DEEDWARR
Recvd: 04/10/14 15:53 2 pgs
Fees: 13.00 Taxes: 303.40

20140410-0030267

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $82,000.00.

Affiant

Subscribed and sworn to me on April 9, 2014.

NOTARY PUBLIC

JEREMY H. CHERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27303SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cory W. Brunson 21 Vaughns Gap Rd., Unit E71 Nashville, TN 37205	CORY W. BRUNSON 107 RINKS CIR. COLUMBIA, TN 38401	129-15-A-071CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michelle M. Montague, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Cory W. Brunson, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 71, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Michelle M. Montague, an unmarried person, by Warranty Deed from Wendy B. Cates, dated December 20, 2004, filed for record on December 28, 2004 of record in Instrument Number 20041228-0152886, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. The Plan of record in Exhibit A-2 to the Master Deed of record in Book 7091, page 302, said Register's Office, shows and owners' certificate, minimum building set back lines and easements to which Plan reference is hereby made for a more complete description.

4. Subject to the provisions of the condominium Master Deed of record in Book 7091, page 302 and Doc. No. 20080424-0042111, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition or restriction would violate 42 USC 3604c.
5. Charter of Incorporation of Belle Meade Highlands Condominium Association, Inc., of record in Book 7102, page 223, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4816, page 427; corrected in Book 4881, page 710, Register's Office for Davidson County, Tennessee.
7. Easement Agreement of record in Book 11000, page 273, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 21 Vaughns Gap Rd., Unit E71, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their 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 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 on April 9, 2014.

Michelle M. Montague

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 9, 2014, before me personally appeared Michelle M. Montague, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 9, 2014.

BRIDGIT MARSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bridgit Marshall
My Commission Expires
July 03, 2017
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: