BILL GARRETT, Davidson County
Trans:T20140052160 DEEDWARR
Recvd: 07/21/14 08:30 3 pgs
Fees:18.00 Taxes:521.70
20140721-0064181

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
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 $141,000.00.

Affiant

Subscribed and sworn to before me, this 14th, day of July, 2014.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

Address New Owner As Follows:
Harry H. Brown
2025 Woodmont Blvd. Unit 344
Nashville, TN

Send Tax Bills To:
SUBC MORTGAGE CORP.
9311 SAN PEDRO AVENUE
SUITE 100
SAN ANTONIO, TX 78216

Map-Parcel Number:
117 11 0J 344.00 CO

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, **COURTNEY CLAIRE MICHIE EDWARDS NOW KNOWN AS COURTNEY EDWARDS COTTON AND HUSBAND, CHRISTOPHER JEFFREY COTTON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HARRY H. BROWN, MARRIED,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 344, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074 as amended by First Amendment to Master Deed of record as Instrument No. 20050404-0036415, and Second Amendment of record as Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said

Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Eugene W. McNeil and Bettye O. McNeil, husband and wife, by deed dated September 29, 2006, from B & D Investment Group, LLC, of record as Instrument No. 20061005-0123896, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Courtney Claire Michie Edwards, unmarried, by deed from Eugene W. McNeil and Bettye O. McNeil, husband and wife, by deed dated September 5, 2012, recorded as Instrument No. 20120907-0081310, Register's Office for Davidson County, Tennessee. Courtney Claire Michie Edwards having since married and now known as Courtney Edwards Cotton.

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. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Master Deed and ByLaws establishing a Horizontal Property Regime of The Hillmont Condominiums Condominiums, of record as Instrument No. 20040209-0015685, and re-recorded as Instrument No. 20040212-0017074, Register's Office for said County, as amended by First Amendment to Master Deed of record as Instrument No. 20050404-0036415 and Second Amendment to Master Deed of record as Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.

3. Right of Entry Agreement of record in Book 9921, page 620, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions and Restrictions for of record in Instrument No. 20001109-0111657, said Register's Office.

5. Easement to Comcast of record as Instrument No. 20110930-0075711, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2025 Woodmont Blvd. Unit 344, Nashville, TN** .

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of July, 2014.

Courtney Claire Michie Edwards now known as Courtney Edwards Cotton

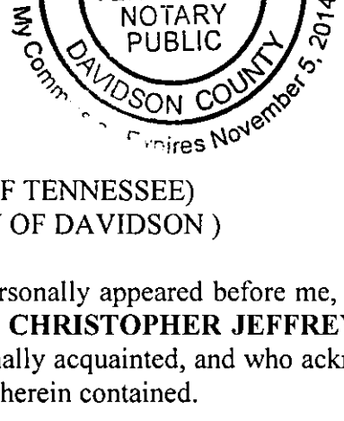
Christopher Jeffrey Cotton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COURTNEY CLAIRE MICHIE EDWARDS NOW KNOWN AS COURTNEY EDWARDS COTTON**, 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 14th day of July, 2014.

(Seal)



Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER JEFFREY COTTON**, 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

(Seal)

Notary Public

My Commission Expires: _____