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. 31843-06-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $202,000.00. Affiant Subscribed and sworn to before me this 17th day of July, 2014. Notary Public My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jennifer Berry 221 Brattlesboro Place Nashville, TN 37204	**Send Tax Bills To:** F+M Bank 50 Franklin Street Clarksville, TN 37040	**Tax Information:** Map and Parcel No.: 132 090 B 21300 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 considerations, the receipt of which is hereby acknowledged, **Clare Harbison Ashford, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Berry, an unmarried woman** ("Grantee"), its successors, 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 221 Brattlesboro Place, Nashville, TN 37204

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

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Christopher Ashford, spouse of Clare Harbison Ashford, joins in the execution of this instrument to convey any marital interest he may have in subject property.

BILL GARRETT, Davidson County
Trans:T20140052470 DEEDWARR
Recvd: 07/21/14 14:28 3 pgs
Fees:18.00 Taxes:747.40
20140721-0064578

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of July, 2014.

Clare Harbison Ashford
Clare Harbison Ashford

Christopher Ashford by Clare Harbison Ashford
Christopher Ashford
BY: Clare Harbison Ashford, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clare Harbison Ashford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2014.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clare Harbison Ashford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Christopher Ashford** and is authorized by the said **Christopher Ashford** to execute this instrument on his behalf.

Witness my hand, at office, this 17th day of July, 2014.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 213, together with the appurtenant interest in the common elements of Brattlesboro Place, a horizontal property regime established by Master Deed, of record in Book 6313, page 496, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 9 on the Plan of Brattlesboro Place of record in Plat Book 5200, page 731, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clare Harbison by deed from Kevin R. Haluska and wife, Therese Haluska, of record in Instrument No. 20090731-0072006, Register's Office for Davidson County, Tennessee. Clare Harbison having married and now being known as Clare Harbison Ashford.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 132 090 B 21300 CO.
2. Charter of Incorporation of Brattlesboro Place Homeowners' Association, Inc. of record in Book 6788, page 626, amended in Book 7866, page 378, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws), of record in Book 6313, page 496, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 731, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 6234, page 481, Register's Office for Davidson County, Tennessee.