return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

27018-8 Box 14

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32302-03-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $577,500.00. Affiant Subscribed and sworn to before me this 30th day of April, 2015. Notary Public My Commission Expires: My Commission Expires MAY 3, 2016

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Marc Ozburn, Hannah Ozburn 501 Brighton Place Nashville, TN 37205	**Send Tax Bills To:** First-Citizens Bank & Trust Company 1314 Park Street Columbia, SC 29201	**Tax Information:** Map and Parcel No.: 104 13 0 E 009 00C0

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, **Patricia A. Peerman, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William M. Ozburn, Jr. and Hannah B. Ozburn, husband and wife** ("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 501 Brighton Place, Nashville, TN 37205

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.

BILL GARRETT, Davidson County
Trans:T20150033206 DEEDWARR
Recvd: 05/01/15 09:32 3 pgs
Fees:18.00 Taxes:2136.75
20150501-0039187

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2015.

Patricia A. Peerman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia A. Peerman**, 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 30th day of April, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 9 and designated as Unit 501 together with the appurtenant interest in the common elements of Brighton Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6569, page 529, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upoin Lot No. 5 on the Plan of Brighton Place of record in Plat Book 6250, page 144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles G. Peerman, III and wife, Patricia A. Peerman, by deed dated August 7, 1992, from Geoffrey J. Post and wife, Nancy E.H. Post, of record in Book 8702, page 434, Register's Office for Davidson County, Tennessee. Charles G. Peerman, III and wife, Patricia A. Peerman having since divorced. In accordance with the terms of the Marital Dissolution Agreement filed in Docket No. 96D-240, Circuit Court of Davidson County, Tennessee, Charles Gordon Peerman, III conveyed his interest in subject property to Patricia Anne Peerman by Quitclaim Deed dated June 10, 1997, in Book 10518, page 779, Register's Office for Davidson County, Tennessee. Charles G Peerman, III and Charles Gordon Peerman, III are one and the same person. Patricia A. Peerman and Patricia Anne Peerman are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties, and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
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) for Brighton Place Condominiums, of record in Book 6569, page 529, Register's Office for Williamson 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 6250, page 144, Register's Office for Williamson County, Tennessee.