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. 32296-03-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $244,000.00. Brittany Davis Affiant Subscribed and sworn to before me this 8th day of May, 2015. Jennifer Crowell Notary Public My Commission Expires: 2/24/18

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

WARRANTY DEED

Address New Owner: John F. Brinton, Joan Brinton 46 Wolfhill Drive Warren, NJ 07059	**Send Tax Bills To:** Movement Mortgage, Inc. 841 Seahawk Circle Virginia Beach, VA 23452	**Tax Information:** Map and Parcel No.: 117 11 0 J 313 00CO

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, **Edd Allison, Trustee of the Edd Allison Revocable Living Trust Agreement, U/A dated September 18, 1997**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John F. Brinton and Joan M. Brinton, 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 2025 Woodmont Blvd. #313, Nashville, TN 37215

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:T20150036233 DEEDWARR
Recvd: 05/11/15 12:46 3 pgs
Fees:18.00 Taxes:902.80
20150511-0042950

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of May, 2015.

Edd Allison, Trustee

Edd Allison, Trustee of the Edd Allison Revocable Living Trust Agreement, U/A dated September 18, 1997

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 8th day of May, 2015.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 313, 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; re-recorded in Instrument No. 20040212-0017074; amended in Instrument No. 20050404-0036415; and further amended in 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 Edd Allison, Trustee, U/A/D September 18, 1997, of The Edd Allison Revocable Living Trust Agreement and any Successors in Trust, by deed dated April 1, 2009 from Natasha Halasa, unmarried, of record in Instrument No. 20090401-0029423, Register's Office for Davidson County, Tennessee.

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 The Hillmont Condominiums, of record in Instrument No. 20040209-0015685; re-recorded in Instrument No. 20040212-0017074; amended in Instrument No. 20050404-0036415; and further amended in Instrument No. 20050512-0053861, 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. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20110930-0075711, Register's Office for Davidson County, Tennessee.
6. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.