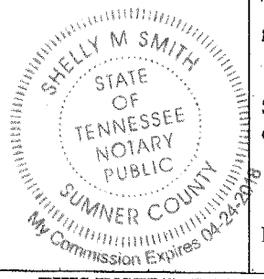
Davidson County	DEEDWARR
Recvd: 07/15/15 09:28	2 pgs
Fees:13.00 Taxes:653.05	
20150715-0068850	

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $176,500.00. Affiant Subscribed and sworn to before me, this the 9th day of July, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ned Van Allan	Franklin American Mortgage Company	
215 Summit Ridge Drive	501 Corporate Drive, Suite 400	131-05-0B-215.00-CO
Nashville, TN 37215	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TERRENCE J. BRADY AND KAREN L. BRADY, HUSBAND AND WIFE, AND DEVIN K. BRADY A SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD VAN ALLAN,*** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * unmarried

A certain condominium located in Davidson County, Tennessee, being Unit No. 215 of Four Seasons, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Terrence J. Brady and Karen L. Brady, husband and wife, and Devin K. Brady, a single man by Warranty deed from Daniel T. Smith of record in Instrument No. 20060807-0096465 Register's Office for Davidson County, Tennessee, dated August 03, 2006 and recorded on August 07, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 215 Summit Ridge Drive, Nashville, TN 37215.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2015.

Terrence J. Brady
Terrence J. Brady

Karen L. Brady
Karen L. Brady

Devin K. Brady by Karen L Brady POA
Devin K. Brady

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terrence J. Brady and Karen L. Brady, individually and as attorney-in-fact for Devin K. Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2015.

Adda L. Gaylord
Notary Public

My Commission Expires: 10/27/2017

ADDA L GAYLORD
Notary Public
State of Colorado
Notary ID 20014033733
My Commission Expires Oct 27, 2017

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-26-2018

Shelly M Smith