THIS INSTRUMENT PREPARED BY
Puryear, Newman & Morton, PLLC, ATTORNEYS AT LAW,
P. O. BOX 40
FRANKLIN, TN 37065
(615) 790-2444 • (615) 790-2951 fax

Davidson County DEEDWARR
Recvd: 02/08/02 12:37 2pgs
Fees:13.00 Taxes:512.45
20020208-0017487

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Julie Ann Nelson	214 Brattlesboro Place	Owner	132-09-0-B 210.00C0 16DA 40269
214 Brattlesboro Place	Nashville, TN 37204		
Nashville, TN 37204			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty-Eight Thousand Five Hundred Dollars and 00/100 ($138,500.00), cash in hand paid, the receipt and sufficiency of which is hereby expressly acknowledged, I, **JULIE L. WITTWER, an unmarried person,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **JULIE ANN NELSON, an unmarried person,** (Grantee), her heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 210, together with the appurtenant interest in the common elements of Brattlesboro Place, a horizontal property regime established by Master Deed and By-Laws 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. 3 on the Plan of Brattlesboro Place, of record in Book 6050, Page 79, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Julie L. Wittwer, an unmarried person, from Cheryl L. Ditzler, an unmarried person, by and through Theresa Parker, her Attorney-in-Fact, by Warranty Deed dated April 27, 2000 of record in Instrument No. 20000504-0045078, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility

easements.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of February, 2002.

JULIE L. WITTWER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **JULIE L. WITTWER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 1 day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 3.14.2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $138,500.00.

Sworn to and subscribed before me this 1 day of February, 2002.

NOTARY PUBLIC

My Commission Expires: July 30, 2003