File #200450427

Davidson County DEEDWARR
Recvd: 11/18/04 11:55 2pgs
Fees:13.00 Taxes:610.50

20041118-0138549

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

NOTARY PUBLIC AT LARGE

Andrea H. Palk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2004.

Donna Carol Valner
Notary Public

MY COMMISSION EXPIRES:
My Comm...

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea H. Palk	AmSouth Bank	Map 117-3-D
(NAME) 213 Hillsboro Place	(NAME) 550 Metroplex Drive	Parcel 213.00 CO
(ADDRESS) Nashville TN 37215	(ADDRESS) Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **STEPHEN M. BRACKMAN, MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **ANDREA H. PALK, UNMARRIED,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment known as Unit No. 213 on the plan of Hillsboro Station Condominiums, of record in Book 6250, Pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Stephen M. Brackman by Warranty Deed dated February 12, 2003 of record in Instrument No. 20030214-0020216, Register's Office for Davidson County, Tennessee. Steven M Brakman and Stephen M. Brackman being one + the same person.

This conveyance is subject to the following: By-Laws of record in Book 6740, Page 45; Master Deed of record in Book 6740, Page 37; Charter of Hillsboro Station Homeowners' Association of record in Book 6747, Page 6; Rules and Regulations of record in Book 8140, Page 689; all matters shown on plat of record in Plat Book 6250, Pages 751-753; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Alexsa Brakman, spouse of Stephen M. Brackman, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 213 Hillsboro Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this 29th day of October, 2004.

~~Stephen~~ Steven M. Brakman

Alessa Brakman

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared ~~Stephen~~ Steven M. Brakman and Alessa Brakman who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of October, 2004.

Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076