SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 224,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2005.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/21/05 10:23 2 pgs
Fees:13.00 Taxes:828.80
20050121-0007898

# WARRANTY DEED

| Name and Address of New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Richard F. Byrd<br>205 Brattlesboro Place<br>Nashville, TN 37204 | Richard F. Byrd<br>205 Brattlesboro Place<br>Nashville, TN 37204 | 132-9-O-C-205-CO |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kimberly B. Johnson, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard F. Byrd, a married man** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

**A certian condominium apartment in Davidson County, Tennessee, being Unit No. 205 on the Plan of Brattlesboro Condominiums, plat being an exhibit to the Master Deed of record in Book 7454, Page 421, also being Lot 2, a resubdivision of Tract 4, Oak Hill Subdivision No. 1, of record in Book 6050, Page 310, said Register;s Office, to which plan reference is hereby made for a more complete legal description.**

**BEING the same property conveyed to Kimberly B. Johnson, an unmarried woman by Warranty Deed from Andrew J. Suss and wife, Raymonde G. Suss dated August 4, 2000, recorded August 10, 2000, in Instrument Number 200008100079186, Register's Office for Davidson County, Tennessee.**

Subject to any and all plats, easements, restrictions, and other matters of record.

**Master Deed of record in Book 7454, Page 414 and Book 7456, Page 853, Register's Office of Davidson County, Tennessee.**

**By-Laws of record in Book 7454, Page 422, Register's Office of Davidson County, Tennessee.**

**Arbitration Agreement of record in Book 8438, Page 206, Register's Office for Davidson County, Tennessee.**

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **205 Brattlesboro Place, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 18th day of January, 2005.

Kimberly B. Johnson by Garrett R. Johnson
Kimberly B. Johnson by Garrett R. Johnson
her Atty-in-Fact
her attorney in fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Garrett R. Johnson in his capacity as Attorney in Fact for Kimberly B. Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of January, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

***This Instrument Prepared By:***

***Highland Title, LLC.***
***394 West Main Street, Suite B-14***
***Hendersonville, Tn 37075***