251-455

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/28/05 09:36 2 pgs
Fees:13.00 Taxes:342.25

20051028-0130263

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **October, 2005** by and between **Joann Gibson** , herein after referred to as GRANTOR, and **Jonathan K. Weaver** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Brentwood,** County of **Davidson,** State of Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 5701 of 2nd Revision Brentwood Trace Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 261, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Special Exceptions:

1) All matters on the Plan of Brentwood Trace Condominium, 2nd Revision, as shown on the plat of record in Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee.

2) Master Deed of record in Book 5524, page 415 as re-recorded in Book 5545, page 510 and Book 5524, page 424 and Book 5537, page 988, Register's Office for Davidson County, Tennessee.

3) By-Laws of record in Book 5818, page 925 as amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee.

4) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joann Gibson by Warranty Deed from Melinda R. Sherrill, unmarried, of record in Instrument No. 200112070135301, dated November 19, 2001, recorded December 7, 2001, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5701 Brentwood Trace, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Joann Gibson
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Joann Gibson** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **17th** day of **October, 2005.**

Notary Public

MY COMMISSION EXPIRES
NOVEMBER 26, 2005

My Commission Expires:_____

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Name and Address of Property Owner:
Jonathan K. Weaver
5701 Brentwood Trace, Brentwood, TN 37027

Send Tax Statements to:
Countrywide Home Loans, Inc
2021 N. Gallatin Road, Ste 280, Madison, TN 37115

Map and Parcel--160.14-0B-001.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$92,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **October, 2005.**

Notary Public

MY COMMISSION EXPIRES
NOVEMBER 26, 2005

My Commission Expires: _____

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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