WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/06 09:57 2 pgs
Fees:13.00 Taxes:1276.50

20060515-0056499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Deborah P Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Evans	Countrywide Home Loans	Map 131-12-D
(NAME) 100 Braxton Hill Court	(NAME) 801 Crescent Centre Drive	Parcel 6
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BLAIR ALEXANDER MAY AND HUSBAND, WADE MAY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. EVANS AND WIFE, DEBORAH P. EVANS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6 as set forth in Exhibit "D" to the Master Deed and Bylaws for Braxton Hill Condominiums of record in Book 7585, page 317, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Blair Alexander, unmarried, and Wade May, unmarried, by deed dated June 25, 2004 from Howard D. Wall and Tamara Roth of record in Instrument #20040628-0076693, said Register's Office. Blair Alexander and Wade May have since married. Blair Alexander is now known as Blair Alexander May.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the Master Deed and Bylaws of record in Book 7585, page 317, said Register's Office; and (c) easement of record in Book 7681, page 557, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 100 Braxton Hill Court, Nashville, Tennessee 37204
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 12th day of May, 2006.

Blair Alexander May

Blair Alexander May

Wade May

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 Blair Alexander May and Wade May, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2006.

Commission expires: 11/24/07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public