Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/19/06 13:22 2 pgs
Fees:13.00 Taxes:684.50
20060619-0072846

39-B
File #06-1183

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua C. Nickols and wife, Hilary Highfield Nickols**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer L. Greer, unmarried**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being a part of the Plan of Brattlesboro Condominiums, of record in Book 5800, Page 226, amended in Book 6122, Page 200, Register's Office for said County, the part described hereby being:

Unit No. 116 on said Plan, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Brattlesboro Condominiums, of record in Book 6092, Page 104, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua C. Nickols and Hilary A. Highfield, as joint tenants with right of survivorship, by deed from Diana L. Olphie, unmarried and Beverly J. Effinger, unmarried, of record in Instrument No. 20021126-0146742, dated November 26, 2002, Register's Office for Davidson County, Tennessee. Hilary A. Highfield is now married to Joshua C. Nickols and known as Hilary Highfield Nickols.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 116 Brattlesboro Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of May, 2006.

X _____ 5/24/2006
Joshua C. Nickols

X _____ 5/24/2006
Hilary Highfield Nickols

State of Tennessee )
County of Davidson )

On this 24th day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joshua C. Nickols and Hilary Highfield Nickols, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185,000.00.

5/24/2006
Affiant

Sworn and subscribed before me on this the 24th day of May, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Jennifer L. Greer
116 Brattlesboro Drive
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
132 09 0 A 004.00CO

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067