State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $ 87,000.00.

Joyce E. Jordan
Affiant

Subscribed and sworn before me this 31st day of August, 2006.

Patricia B. Graves
Notary Public My Commission Expires:
MY COMMISSION EXPIRES: April 21, 2009

PATRICIA B. GRAVES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 09/06/06 07:25 2 pg
Fees:13.00 Taxes:321.90
20060906-0109676

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Jennifer A. Bragg	**417 South Timber Drive**	owner
417 South Timber Drive	**Nashville, Tennessee 37214**	
Nashville, Tennessee 37214		

Map 108-7-B Parcel 168

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SANDRA A. SMOTHERMAN

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JENNIFER A. BRAGG, A SINGLE WOMAN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

BEING UNIT NO. 168 OF TIMBER LAKE CONDOMINIUMS, as established by Master Deed of record in Book 6549, page 475 and by Instrument of Clarification of record in Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed, for which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandra A. Smotherman by Quitclaim Deed from Sandra A. Smotherman and Mattie E. Griggs, dated 08/29/2000 of record in Instrument No. 200008300085665, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 6549, page 475 and Book 6250, page 619, Register's Office for said County.

Subject to Easement for Television Cable, granted to Elm Hill Builders, Inc., of record in Book 6587, page 204, Register's Office for Davidson County, Tennessee.

Subject to Easement for sanitary sewers and/or storm drainage of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee.

Subject to Charter of Timber Lake Condominium Association, Inc. of record in Book 6546, page 947, Register's Office for said County.

Subject to Easement for sanitary sewers and/or storm drainage of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of record in Book 6549, page 475, and Book 6561, page 141, Register's Office for said County.

Subject to By-Laws for the Homeowner's Association of record in Book 6549, page 475, and Book 6561, page 141, Register's Office for said County.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 31st day of August, 2006.

Sandra Smotherman

Sandra A. Smotherman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Sandra A. Smotherman,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand and official seal this 31st day of **August, 2006.**

My Commission Expires:

MY COMMISSION EXPIRES: April 21, 2009

Notary Public Patricia B. Graves

PATRICIA B. GRAVES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY