Box 8

Davidson County DEEDWARR
Recvd: 09/15/06 14:04 2 pgs
Fees:13.00 Taxes:1690.90

20060915-0114653

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $457,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 15th day of September, 2006.<br><br>Notary Public<br><br>My Commission Expires: 3/20/2010 |

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:
Teresa G. Brockman
2015 Galbraith Avenue
Nashville, TN 37215

Send Tax Bills To:
Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

Map-Parcel Number:
131-02-0-168.00
16DA 27410

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES MATTHEW MCGEE AND WIFE, KATHERINE RICOLA ~~RICOLA~~ MCGEE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TERESA G. BROCKMAN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

KRM

Land in Davdison County, Tennessee, being Lot No. 8 on the Plan of Overton Hills, Block 5 of the Overton Hills Resubdivision of Hollywood Place on Hillsboro Road, of record in Book 843, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Matthew McGee and wife, Katherine Ricola McGee by deed from Billy W. Easterly and wife, Elizabeth C. Easterly, of record as Instrument No. 20020823-0102160, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, page 66, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 2015 Galbraith Avenue, Nashville, TN 37215.

**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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 15th day of September, 2006.

James Matthew McGee

Katherine ~~Ricola~~ McGee
RIkola KRM

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES MATTHEW MCGEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 15th day of September, 2006.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE ~~RICOLA~~ MCGEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.
RIkola KRM

**WITNESS** my hand, at office, this 15th day of September, 2006.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007