Davidson County DEEDWARR
Recvd: 09/05/07 10:45 2 pgs
Fees:13.00 Taxes:913.90

20070905-0106484

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$247,000.00.** Affiant Subscribed and sworn to before me, this the 31st day of August, 2007. Notary Public My commission expires: 9/20/08 (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nathaniel T. Winston	NEW OWNER	**Map 116-30-B, Parcel 158.00-CO**
4505 Harding Pike #158		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Mildred Johnston Bratton, Trustee of the Mildred Johnston Bratton Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathaniel T. Winston and wife, Martha C. Winston

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:

Land in Davidson County, TN, being Unit No. 158, as shown on the Plat of Royal Oaks Apartments, a condominium, as of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, Page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 158.

Being the same property conveyed to W. Arch Bratton and wife, Mildred J. Bratton by deed from Scott S. Withrow and wife, M. Kay Wilkinson Withrow of record in Book 6143, Page 756, said Register's Office. The said W. Arch Bratton having since died, the property is now vested in Mildred J. Bratton as the surviving tenant by the entireties. The said Mildred J. Bratton, an unmarried person, having quitclaimed to Mildred Johnston Bratton, Trustee of the Mildred Johnston Bratton Revocable Living Trust, by Quitclaim Deed of record in Instrument #20070215-0019473, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **4505 Harding Pike #158, Nashville, TN 37205**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my hand this 31st day of August, 2007.

Mildred Johnston Bratton
Mildred Johnston Bratton, Individually

Mildred Johnston Bratton
Mildred Johnston Bratton, Trustee of the
Mildred Johnston Bratton Revocable Living Trust Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mildred Johnston Bratton**, an unmarried person, the bargainor(s) 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 Brentwood, Tennessee on this **31st** day of **August, 2007.**

Robin S. Edwards
Notary Public



My Commission Expires: 2/26/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mildred Johnston Bratton, Trustee of the Mildred Johnston Bratton Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Trustee of the Mildred Johnston Bratton Revocable Living Trust, the within bargainor, and trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by the said Mildred Johnston Bratton as Trustee.

Witness my hand and official seal, at Brentwood, Tennessee, on this 31st day of August, 2007.

Robin S. Edwards
Notary Public



My Commission Expires: 2/26/2011