Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Brandi Richards
5109 Trousdale Drive
Nashville, TN 37220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wachovia Mortgage Corporation
4343 N Scottsdale Road, Suite 190
Scottsdale, AZ 85257

MAP 136-3
GROUP A
PARCEL 61.00 CO

Davidson County DEEDWARR
Recvd: 09/26/07 09:24 2 pgs
Fees:13.00 Taxes:222.74
20070926-0114559

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tiffany Grimes now known as Tiffany Rodgers, married***, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brandi Richards, married**, hereinafter called the GRANTEE, her 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, Tennessee, being Townhome No. 61, Building 11, on the Plan of Phase 1 Condominium Townhomes, Priest Lake Park, of record in Plat Book 4460, page 88, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Tiffany Grimes by deed from Charles Robb Swaney and wife, Mary Jane Swaney, of record in Instrument No. 20020903-0106151, Register's Office for Davidson County, Tennessee.

* JOHN L. RODGERS, spouse of Tiffany Rodgers, joins in this conveyance to transfer any right, title or interest he may have in subject property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **4000 Anderson Road #61, Nashville, Tennessee 37217.**

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, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **6th** day of **September, 2007.**

Tiffany Rodgers

John L. Rodgers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tiffany Rodgers and John L. Rodgers**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of September, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $60,200.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of September, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008