Davidson County DEEDWARR
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Fees:13.00 Taxes:473.60

20071005-0119171

Return to: File Box 9B
First Title & Escrow Co., Inc.
#27023

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2007.

Notary Public

My Commission Expires: [illegible]

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Susan Beth Nadler	Franklin American Mortgage Co.	103-16-0C-105.00 CO
4225 Harding Pike, Unit 105	501 Corporate Centre Drive, Ste 400	
Nashville, TN 37205	Franklin, TN 37067	

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, **SUSAN WILLIAMSON EPPERSON, MARRIED***, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SUSAN BETH NADLER, UNMARRIED** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 105 on the Plan of Wellington Arms, a condominium development, of record in Book 5200, Page 316, 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 Susan Williamson, single by Warranty Deed from Eric S. Mansfield, unmarried of record in Instrument No. 20041130-0141811, Register's Office for Davidson County, Tennessee. The said Susan Williamson is now married and known as Susan Williamson Epperson.

327103.1/200739

*The subject property was not used as marital residence.

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

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, 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. All matters as shown on the Plan of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Wellington Arms Condominiums, of record in Book 5721, page 241, Register's Office for said County.

4. Amendment to Master Deed of record in Instrument No. 20001205-0119242, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 7692, Page 861, Register's Office for Davidson County, Tennessee.

This is improved property known as 4225 Harding Pike, Unit 105, 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, 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 28th day of September, 2007.

Susan Williamson Epperson

Susan Williamson Epperson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Williamson Epperson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 28th day of September, 2007.

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

Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011