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

ADDRESS NEW OWNER:
Candace M. Allison
4000 Anderson Road #61
Nashville, TN 37217

SEND TAX BILL TO:
Residential Loan Centers of America
7101 Executive Center Dr. Suite 297
Brentwood, TN 37027

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 12/26/07 12:52 2 pg:
Fees:13.00 Taxes:333.00



20071226-0147179

MAP	**136-3**
GROUP	**A**
PARCEL	**61.00 CO**

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 consideration, the receipt and sufficiency of which is hereby acknowledged, **Brandi Richards,* married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Candace M. Allison, unmarried**, 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.

* 79 and

Being the same property conveyed to Brandi Richards, married by deed from Tiffany Grimes now known as Tiffany Rodgers, of record in Instrument No. 20070926-0114559 , Register's Office for Davidson County, Tennessee.

*KURT RICHARDS, spouse of Brandi Richards, joins in this conveyance to transfer any right, title or interest he may have in the 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 2008 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 **14th** day of **December, 2007.**

Brandi Richards

Brandi Richards

Kurt Richards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brandi Richards and Kurt Richards**, 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 14th day of December, 2007.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is ~~greater~~, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this ~~14th~~ 17th day of December, 2007.

Marie Bradford
NOTARY PUBLIC

MARIE BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/14/09