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Davidson County DEEDWARR
Recvd: 03/24/08 12:38 2 pgs
Fees:13.00 Taxes:540.20

20080324-0028982

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**$146,000.00**

Mary Kay Bratcher Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **THE 21ST DAY OF MARCH, 2008.**

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2009.~~ 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Kay Bratcher Reed	Capital Mortgage Finance Corp. dba Midtown Mortgage	**128-13-A-404CO**
(NAME)	(NAME)	
404 Westfield Drive	6310 Stevens Forest Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbia, MD 21046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **B & P Restorations**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Kay Bratcher Reed, and husband Christopher Dale Reed**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 404 on the plan of Westfield Condominiums (formerly The Hamlet), a Horizontal Property Regime, pursuant to Plat of re cord in Book 6250, page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Peggy Sue Tharp, married, by Deed from David J. Underhill, dated March 28, 1994, of Record in Book 9292, page 932, Register's Office for Davidson County, Tennessee. The said Peggy Sue Tharp has subsequently divorced. Further, having been conveyed to B & P Restorations by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee dated January 3, 2008 and filed for record in Instrument No. 20080215 -00015207 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **404 Westfield Drive, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their 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 **21st day of March, 2008**.

B & P Restorations

By: James Bellar

By: Michael R. Perkins by James Bellar, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared**James Bellar** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of B & P Restorations and who executed the foregoing instrument for the purpose therein contained as such partner, and that he executed the same as his free act and deed as Partner of B & P Renovation

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2008.

Commission expires: May 23, 2009

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **James Bellar** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Attorney-in-Fact of **Michael R. Perkins** partner of the within named of B & P Restorations and he as such Attorney-in-Fact being authorized so to do, executes the foregoing instrument for the purposes therein contained as the free act and deed of the said**Michael R. Perkins** partner.

Witness my hand and seal **this 21st day of March, 2008**.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

My Commission Expires: May 23, 2009