WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/08 16:00 2 pgs
Fees:13.00 Taxes:3515.00
20080902-0089900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-2010

(AFFIX SEAL)

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Braddy III	**Franklin American Mortgage Company**	**p/o MAP 117-05**
(NAME)	(NAME)	
3631 Woodmont Blvd.	**501 Corporate Centre Drive, Ste. 400**	**PARCEL 123.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Franklin, TN 37067**	
(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, **GEORGIAN PROPERTIES, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM H. BRADDY III, UNMARRIED AND KAREN ELIZABETH BELL, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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, Tennessee being Unit 2 as described in Exhibit C of the Declaration of Covenants, Conditions and Restrictions for Georgian Town Houses at Woodmont & Grayswood, a Horizontal Property Regime with Private Elements created under Title 66, Section 27-101. et Seq., as amended, Tennessee Code Annotated and as established by DCCR of record as Instrument No. 20080512-0048841, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws contained as Exhibit B of said Declaration of Covenants, Conditions and Restrictions.

Being a portion of the same property conveyed to Georgian Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Kendall Period Homes, LLC, of record as Instrument No. 20060206-0014510 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 843, page 102, said Register's Office; and (c) Restrictive covenants contained in Instrument No. 20050512-0048841, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3631 Woodmont Blvd., Nashville, TN 37215**

(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 26th day of August, 2008.

Georgian Properties, LLC

By:

Scott Kendall, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Scott Kendall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Georgian Properties, LLC, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2008.

Commission expires:



Robert L Scruggs

Notary Public