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Realty Title Box 148

Davidson County DEEDQC
Recvd: 10/14/08 08:33 2 pgs
Fees:12.00 Taxes:0.00

20081014-0103146

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/24/2010
(AFFIX SEAL)

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
William H. Braddy, III	Franklin American Mortgage Company	Part of 117-05-123.00
(NAME)	(NAME)	
3631 Woodmont Blvd.	501 Corporate Centre Drive, Ste. 400	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Karen Elizabeth Bell, unmarried, by these presents, quitclaims and conveys unto William H. Braddy, III, all of her right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 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 in 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, said Register's Office.

Being the same property conveyed to William H. Braddy, III, unmarried, and Karen Elizabeth Bell, unmarried, as tenants in common with rights of survivorship, by deed from Georgian Properties, LLC, a Tennessee limited liability company, dated 8-26-08, recorded 9-2-08, of record in Instrument No. 20080902-0089900, Register's Office for Davidson County, Tennessee

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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

Witness my hand this 6th day of October, 2008.

Karen Elizabeth Bell

Karen Elizabeth Bell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Karen Elizabeth Bell, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 6th day of October, 2008.

Lynn D. Chapman

Notary Public

LYNN D. CHAPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 10/9/09