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

Davidson County DEEDWARR
Recvd: 11/05/08 15:03 2 pgs
Fees:13.00 Taxes:442.15
20081105-0110246

**ADDRESS NEW OWNER:**
**Geoffrey B. Braden**
**227 Plantation Court**
**Nashville, Tennessee 37221**

**SEND TAX BILL TO:**
New Owner

**MORTGAGEE:**
Countrywide Bank, FSB
2021 N. Gallatin Rd., # 280
Madison, TN 37115

| | |
|---|---|
| MAP | 142-5 |
| **GROUP** | **A** |
| **PARCEL** | **47.00 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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Kerry C. Wilson, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Geoffrey B. Braden,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. G-7 together with carport designated G-7-C on the Plan of River Plantaion Apartments, Section 2, of record in Book 4460, page 136 and 137, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Kerry C. Wilson by deed from Thomas J. Gaffney, unmarried of record in Instrument no. 20020531-0065912, Register's Office for Davidson County, Tennessee.

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 **227 Plantation Court, Nashville, Tennessee 37221.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

WITNESS my hand this the **31st** day of **October, 2008.**

Kerry C Wilson By
David P Elkin as attorney in Fact

**Kerry C. Wilson**
**by David P. Elkin, as attorney in fact**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David P. Elkin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney in fact for **Kerry C. Wilson**, the bargasinor, executed the within Warranty Deed for the purposes therein contained by signing the name of **Kerry C. Wilson** as his free act and deed.

WITNESS my hand and official seal this 31st day of October, 2008.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $119,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.