BILL GARRETT, Davidson County
Trans:T20090030742 DEEDWARR
Recvd: 05/08/09 13:08 2 pgs
Fees:13.00 Taxes:795.50
20090508-0042597

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2040

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Property Address: 200 Windsor Terrace Drive,
Nashville, TN 37221

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Natasha Lanette Suggs**, now known as Natasha Lanette Suggs Bryant, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Julia A. Halstead, as Sole Owner, her personal representatives and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee, being unit no 200 on the plan of Windsor Terrace Condominiums Phase II Tract A shown as Exhibit C to an amendment to the Master Deed of record in Book 7150, page 921, amended in Book 7436, page 667, rerecorded in Book 7464, page 297, Register's office for said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Natasha Lanette Suggs by warranty Deed from Paul H. Harrison of record in Instrument #20020627-0077949, dated June 24, 2002, and filed for record June 27, 2002.

The said Natasha Lanette Suggs is now known as Natasha Lanette Suggs Bryant. This improved property is also known as 200 Windsor Terrace Drive, Nashville, TN 37221.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 1st day of ~~April~~ May, 2009.

x _____
Natasha Lanette Suggs
Now known as Natasha Lanette Suggs Bryant

x _____
Harley Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day ~~April~~ May 2009, before me the undersigned officer, personally appeared Natasha Lanette Suggs Bryant and husband, Harley Bryant, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALEO NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 1-23-2011

Grantor's Name, Address, Phone:
Natasha Lanette Suggs

New Owner & Send Tax Bills to:
~~Julia A. Halstead~~ SunTrust Mortgage, Inc.
~~200 Windsor Terrace Drive~~ 901 Semmes Ave
~~Nashville, TN 37221~~ Richmond, VA 23224

M&P 143-1-A-200 CO

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Nicholas Greco
Affiant

Notary Public

My Comm. Exp: 3-4-13

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New owner:
Julia A. Halstead
200 Windsor Terrace Dr.
Nashville, TN 37221