PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County

Trans:T20090041447 DEEDWARR

Recvd: 06/22/09 12:18 2 pgs

Fees:13.00 Taxes:1757.50

20090622-0057874

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50035

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jessica K. Bracken 3014 Hedrick Street #506 Nashville, Tennessee 37203	SAME

TAX MAP-PARCEL NUMBERS: 104020T50600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R. David McDowell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica K. Bracken** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. PH6 of West End Lofts Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Doc. No. 20000714-0069948 and amended in Doc. No. 20010524-0054282, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Pursuant to the terms of Paragraph 8 of the Master Deed Grantor hereby allocates parking spaces No. 2 and 19, as shown on page 13 of the said Exhibit "D".

Being the same property conveyed to R. David McDowell, by warranty deed from Lynn S. Ellsworth, dated Nov. 9, 2001 and recorded on Nov. 14, 2001 of record in Doc. No. 20011114-0124947, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "D" of record in Doc. No. 20000714-0069948 amended in Doc. No. 20010524-0054282, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: Landscaping Contract of record in Doc. No. 20000802-0076554, said Register's Office. The provisions of the condominium Master Deed of record in Doc. No. 20000714-0069948 amended in Doc. No. 20010524-0054282, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3014 Hedrick Street # 506, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of June, 2009.

R. David McDowell

State of TENNESSEE
County of DAVIDSON

On this 18th day of June, 2009 , before me the undersigned authority, personally appeared R. David McDowell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Sworn and subscribed before me this the 18th day of June, 2009

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public