Davidson County DEEDWARR
Recvd: 07/31/09 15:32 3 pgs
Fees:18.00 Taxes:486.55
20090731-0072050

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,500.00**

Ronald DeBracy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF **JULY, 2009.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VICKI CLEM	SunTrust Mortgage	**053-12-0-157.00**
(NAME) **3002 LAKESHORE DRIVE**	(NAME) 1001 Semmes Avenue	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS) Richmond, VA. 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RONALD G. DEBRACY AND WIFE, PATRICIA M. DEBRACY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VICKI CLEM,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 5 on the Plan of Ramsay-Elizer Resubdivision of Dabbs & Elliott Subdivision, Section 18, of record in Plat Book 2083, page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Ronald G. DeBracy and wife, Patricia M. DeBracy from Victor M. Consulo and wife, April M. Consulo, by deed dated June 28, 2007 of record in Instrument No. ~~20070629-0078155,~~ Register's Office for Davidson County, Tennessee.
20070629-0078155

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3002 LAKESHORE DRIVE, OLD HICKORY, TN 37138**
(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 our hands this 30 day of **JULY, 2009**.

RONALD G. DEBRACY

PATRICIA M. DEBRACY

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 **Ronald G. DeBracy and Patricia M. DeBracy**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 30th day of **JULY, 2009**.

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

EXHIBIT "A"

Being Lot No. 5 on the plan of Ramsay-Elizer Resubdivision of Dabbs & Elliott Subdivision, Section 18, of record in Book 2083, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vicki Clem by deed from Ronald G. DeBracy and wife, Patricia M. DeBracy,July 30, 2009, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY