BILL GARRETT, Davidson County
Trans:T20090059903 DEEDWARR
Recvd: 09/01/09 14:19 2 pgs
Fees:13.00 Taxes:702.63
20090901-0082079

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50176
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Yvonne A. Moneypenny 5025 Hillsboro Road, #5-H Nashville, Tennessee 37215	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041

TAX MAP-PARCEL NUMBERS: 131010D03300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$189,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan L. Nelson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Yvonne A. Moneypenny** 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. 5-H aka No. 33 of Georgetown Apartments, a condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 4, 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.

BEING the same property conveyed to Susan L. Nelson, unmarried, by Warranty Deed from Barry W. Daniel, unmarried, dated August 1, 2005 and recorded on August 2, 2005 of record in Document No. 20050802-0090149, 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 in Book 5200, page 4, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5211, Page 325, Book 5616, Page 133 and Book 6079, Page 516, 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: 5025 Hillsboro Road, #5-H, Nashville, Tennessee 37215

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 31st day of August, 2009.

Susan L. Nelson

Susan L. Nelson

State of TENNESSEE

County of DAVIDSON

On this 31st day of August, 2009 , before me the undersigned authority, personally appeared Susan L. Nelson , 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.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $189,900.00

Affiant

Sworn and subscribed before me this the 31st day of August, 2009

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public