RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215 28950
FTEC File # _____
(Davidson County File Box 9-B)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090060514 DEEDWARR
Recvd: 09/02/09 15:42 2 pgs
Fees: 13.00 Taxes: 654.90
20090902-0082709

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF AUGUST, 2009.

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

MY COMMISSION EXPIRES: 02/03/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey L. Brackett	BANK OF AMERICA	131010D21500CO
(NAME)	(NAME)	
5025 Hillsboro Road #23-S	2021 N. GALLATIN RD #280	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	MADISON, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Laura Terry, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tracey L. Brackett, a single woman**, hereinafter called the Grantees, their 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 Unit No. 215, also known as Apt.. No. 23-S/V on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and in Book 6079, page 516, said Register's Office.

BEING THE SAME PROPERTY CONVEYED TO LAURA J. TERRY BY WARRANTY DEED FROM JOHN WARREN MALLERY AND RICHARD LAKE MALLERY, AND SAMUEL D. LECHLEITER, AS EXECUTOR, UNDER THE WILL OF BETTYE KATE LECHLEITER MALLERY, RECORDED ON THE 1ST DAY OF JULY, 2003 IN INSTRUMENT NO. 20030701-0090808, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LAURA TERRY AND LAURA J. TERRY BEING ONE AND THE SAME PERSON.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5025 Hillsboro Road #23-S, Nashville, TN 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 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, has 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 31st day of August , 2009.

Laura Terry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Laura Terry**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of August, 2009.

Notary Public

My commission expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON