WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090086653 DEEDWARR
Recvd: 12/28/09 11:27 2 pgs
Fees:13.00 Taxes:451.40

20091228-0117211

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $122,000.00.

Affiant

Subscribed and sworn to before me this 14 day of December 2009

Notary Public
My Commission expires: 6/11/2012
(Affix Seal)

QUENTIN M. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dexter T. Bertram	New Owner	074-08-0-084.00
8004 Bonnafair Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert H. Braswell, a married man,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dexter T. Bertram , a single person and Jessica A. Carter, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 673 on the plan of Hermitage Hills, Section VII, of record in Book 3300, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot Number 673, which is a corner lot, fronts 100 feet on the easterly margin of Bonnafair Drive and fronts 85 feet on the southerly margin of Bonnavale Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 134.75 feet on the easterly line and 129.2 feet on the southerly line to a point of intersection.

Being the same property conveyed to Robert H. Braswell, by deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I, Inc. Trust 2006-NC2, on August 19, 2009, of record in Instrument Number 20090917-0086738, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 3300, page 63, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3404, page 165, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8004 Bonnafair Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 14, 2009.

Robert H. Braswell

BY: Robert H. Braswell by Wanda Williams Attorney in Fact
Wanda Williams, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Wanda Williams,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Robert H. Braswell,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Robert H. Braswell**, the bargainor(s), by the said **Wanda Williams**, as Attorney-in-Fact.

WITNESS my hand and seal, this 14th day of December, 2009.

NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/10