(1)

BILL GARRETT, Davidson County
Trans:T20110018190 DEEDWARR
Recvd: 03/29/11 10:08 2 pgs
Fees:13.00 Taxes:710.40
20110329-0024014

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $192,000.00 Affiant Subscribed and sworn to before me, this 25th day of March, 2011. Notary Public My commission expires: 05-06-13
(Notary Stamp)	

GEORGETTE R. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathan B. Ostrander **Heather Wolff**	F & M Bank	**Map\Parcel: 172-12-0-B-203.00CO**
505 Cody Hill Ct.	50 Franklin Street	
Nashville, TN 37211	Clarksville, TN 37040	

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 ACKNOWLEDGE, WE,

Gloria Joyce Bram, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Wolff, a single woman and Nathan B. Ostrander, a single man, joint tenants with rights of surviorship

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 Lot No. 247 on the Plan of Bradford Hills, Section Eleven, of record in Plat Book 7900, Page 6 and amended in Book 7900, Page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elmer Robert Bram and wife, Gloria Joyce Bram by Warranty Deed from William Matthew Tucker, sole heir at law of William Tucker, Jr., deceased, dated April 7, 2006, of record in Instrument No. 20060411-0041459, Register's Office for Davidson County, Tennessee. Elmer Robert Bram having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 6 and amended in Book 7900, page 496, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8069, Page 170, amended in Book 8885, Page 519 and Book 9055, Page 826, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8071, Page 531, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8377, Page 769, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 9066, Page 809, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 8071, Page 520, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for DAVIDSON County, Tennessee.
Southern Bell Agreement of record in Book 1113, Page 606 and Book 1318, Page 441, Register's Office for DAVIDSON County, Tennessee.

PUD Boundary of record in Book 7900, Page 6, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7690, Page 260 and Book 8377, Page 808, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues-if any
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 505 Cody Hill Ct., Nashville, TN 37211.

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 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 my/our hand(s) this 25th day of March, 2011.

Gloria Joyce Bram

Gloria Joyce Bram

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Gloria Joyce Bram, unmarried , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2011.

Notary Public

My Commission Expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 16, 2013

File #: **110150JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027