[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Edward A. Wilkerson		Map/Parcel -
2212 B Castleman Dr.	New Owner	117030B19800CO
Nashville, TN 37215		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Carolyn R. Brakefield** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Edward A. Wilkerson** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit M-8, THE VILLAGER CONDOMINIUM APARTMENTS, REVISED, as shown on plat of record in Plat Book 5200, Page 201, and as established under Master Deed of record in Book 5434, Page 665, as corrected in Book 5487, Page 967 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Steve C. Massey, unmarried to J. P. Brakefield and wife, Stephanie Brakefield, as to an undivided three-fourths (3/4) interest, and to Carolyn R. Brakefield, as to an undivided one-fourth (1/4) interest; said respective interests being held as a tenancy in common as to each other as recorded on the 29th day of October, 1993 in Deed Book 9132, Page 530 and Quitclaim Deed from J. P. Brakefield and wife, Stephanie Brakefield to Carolyn R. Brakefield as recorded on the 1st day of September, 1998 in Deed Book 11093, Page 366, in the Register's Office of Davidson County, Tennessee.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED, THE VILLAGER CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 154 and Plat Book 5200, Page 201, said Register's Office.
3. Charter for Villager Homeowners' Association, Inc. Recorded in Book 5441, Page 815, said Register's Office.

This is improved property commonly known as: 2601 Hillsboro Pike, Unit M-8, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110023990 DEEDWARR
Recvd: 04/25/11 13:16 2 pgs
Fees:13.00 Taxes:296.00
20110425-0031379

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $80,000.00

Edward A Wilkerson
Affiant

Subscribed and sworn to before me this 22 day of April, 2011

My Commission Expires: My Commission Expires 01/09/2012

Ryan Hunter Alsup
Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of April, 2011

Carolyn R. Brakefield

Carolyn R. Brakefield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2011, before me personally appeared Carolyn R. Brakefield, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires

My Commission Expires 01/09/2012