This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 133-11-A-88.00C0

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Ronald L Bracey
500 Paragon Mills Rd #N-17
Nashville, TN 37211

SEND TAX BILLS TO:

Same

BILL GARRETT, Davidson County
Trans:T20110070559 DEEDWARR
Recvd: 11/08/11 13:34 2 pgs
Fees:13.00 Taxes:111.00
20111108-0087360

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MARY BETH JOHNSON, UNMARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **RONALD L BRACEY** "Grantee(s)", Her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. N-17 of Canterbury Hall Condominium, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended in Amendment to Master Deed of record in Book 5441, Page 819, said Register's Office for Davidson County, Tennessee and shown on a Plan of record in Book 5200, Page 159, Register's Office for said County, to which reference is hereby made.
>
> Being the same property conveyed to Mary Beth Johnson, unmarried by deed from Lynn Barry Burton and wife Janis L. Burton of record in Book 6935, page 584, Register's Office for Davidson County, Tennessee, dated July 17, 1986.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 500 Paragon Mills Rd #N-17, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2011 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 4th day of November, 2011

Mary Beth Johnson

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mary Beth Johnson, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 4th day of November, 2011

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4th day of November, 2011

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY