WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110070797 DEEDWARR
Recvd: 11/09/11 11:18 2 pgs
Fees:13.00 Taxes:122.10
20111109-0087669

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of November, 2011

Notary Public
MY COMMISSION EXPIRES: 5-4-15
(AFFIX SEAL)

JANIS L. HOLMES NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard W. Bracey		147030B07800CO
(NAME)	(NAME)	
370 Wallace Road D-8	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	, ,	
(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, **Jeffry Alan Edward,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Howard W. Bracey**, 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. D-8 as shown on the plan of Southern Hills Condominiums filed as Exhibit-A-2 to and established by the Master Deed of record in Book 6594, page 502, as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, together with an undivided percentage in the common areas/elements appurtenant to said Unit as set forth in said Master Deed to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Jeffry Alan Edward by Warranty Deed from First Farmers & Merchants Bank dated September 30, 2010 and filed of record on October 1, 2010 in Instrument Number 20101001-0078433, Register's Office of Davidson County, Tennessee.

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 X property, known as 370 Wallace Road D-8, 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, 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 4th day of November, 2011

Jeffry Alan Edward

Jeffry Alan Edward, by Sinan Jameel Al-tia
As Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of November, 2011, before me personally appeared Sinan Jameel Al-tia, known to me, or proved on the basis of satisfactory evidence , to be the person who executed the foregoing instrument on behalf of Jeffry Alan Edward, and who acknowledge the she/he executed the same as the free act and deed of said Jeffry Alan Edward, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 201111090087648, said Register's Office.

Witness my hand and official seal this 4th day of November, 2011.

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary

My Commission Expires: