WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120086219 DEEDWARR
Recvd: 11/13/12 09:25 2 pgs
Fees:13.00 Taxes:751.10
20121113-0104020

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 6-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry Van Meter	iFREEDOM DIRECT CORP.	092160D31000CO
(NAME)	(NAME)	
1803 Broadway Apt 310	2363 S. FOOTHILL DR.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	SALT LAKE CITY, UT 84109	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Peggy Wilburn, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kerry Van Meter, an unmarried person,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein is situated in the State of Tennessee, County of Davidson, described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 310 of the Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM AS-BUILT Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all rights, title and interest relating to said unit as prescribed and set for in the Master Deed for The Bristol on Broadway, a Condominium, recorded under Number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part thereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 53% interest in the common elements of the Bristol on Broadway Condominium.

Together with one parking stall #97.

Being the same property conveyed to Peggy Wilburn by deed from Charlotte O'Leary dated August 15, 2006 of record in Instrument No. 20060929-0120714, Register's Office of Davidson County, Tennessee.

SUBJECT PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR AND/OR HER SPOUSE.

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.

This is improved property, known as 1803 Broadway Apt 310, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this **8th** day of **November, 2012.**

Peggy Wilburn by Paula Hamlett, Attorney-in-Fact

Peggy Wilburn by Paula Hamlett,
Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Paula Hamlett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Peggy Wilburn, as her Attorney In Fact, under Power of Attorney bearing Instrument No. [redacted], Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Peggy Wilburn, under said Power of Attorney. # 20121113-0104019

Witness my hand and official seal at office in Huntsville, Alabama, this the 8th day of November, 2012.

Notary Public

My Commission Expires:

4/28/2013

DESA R. MICKLEY-RIGHT NOTARY PUBLIC MADISON COUNTY, ALA.