THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203-A** **Nashville, Tennessee 37215** **CRT File No. 13030184** BILL GARRETT, Davidson County Trans:T20130032889 DEEDWARR Recvd: 04/22/13 14:04 2 pgs Fees:13.00 Taxes:647.50 20130422-0039850	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 10th day of April, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Pilkington 5025 Hillsboro Pike #23S Nashville TN 37215	New Owner	Tax Parcel ID No. 131-01-D-215.CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tracey L. Brackett** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Earle Pilkington, Jr.**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 215, also known as Apt. No. 23-S/V on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and in Book 6079, Page 516, said Register's Office.

Being the same property conveyed to Tracey L. Brackett, a single woman, by Warranty Deed from Laura Terry, unmarried, recorded on the 2nd day of September, 2009 in Instrument No. 20090902-0082709, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 5025 Hillsboro Pike #23S Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2013.

Tracey L. Brackett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracey L. Brackett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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