File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52902
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Allen & Company Property Management, LLC 619 Firefox Drive Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 147030B07800CO

BILL GARRETT, Davidson County
Trans:T20130085242 DEEDWARR
Recvd: 10/02/13 14:26 3 pgs
Fees:18.00 Taxes:129.50
20131002-0103551

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$35,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vivian Bracey Brandon and Ronald Lee Bracey and Carolyn Faye Bracey, established as the heirs at law of Howard W. Bracey,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Allen & Company Property Management, LLC** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. D-8 of Southern Hills Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A2" to the Master Deed of record in Book 6594, page 502, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Howard W. Bracey by Warranty Deed from Jeffrey Alan Edward, dated November 4, 2011 and recorded on November 9, 2011 of record in Doc. No. 20111109-0087669, Register's Office for Davidson County, Tennessee. The said Howard W. Bracey has since died. By Affidavit of Heirship recorded prior here to and simultaneously herewith Vivian Bracey Brandon, Ronald Lee Bracey and Carolyn Faye Bracey were established as the heirs at law of Howard W. Bracey.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "A-2" to the Master Deed of record in Book 6594, page 502, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6594, page 502, amended in Book 7044, page 209, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 370 Wallace Road, Apt D 8, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of September, 2013.

Vivian Bracey Brandon

Ronald Lee Bracey

Carolyn Faye Bracey

State of TENNESSEE
County of DAVIDSON

On this 16th day of September, 2013 , before me the undersigned authority, personally appeared **Vivian Bracey Brandon and Ronald Lee Bracey** ~~and Carolyn Faye Bracey~~ cust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Sworn and subscribed before me this the 16th day of September, 2013

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

State of Tennessee

County of Davidson

On this 30th day of September, 2013, before me the undersigned authority, personally appeared Carolyn Faye Bracey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015