Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20140041016 DEEDWARR
Recvd: 06/11/14 09:10 2 pgs
Fees:13.00 Taxes:595.70

20140611-0050616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

Affiant

Subscribed and sworn to before me this 4th day of June, 2014.

Notary Public
My Commission Expires: ~~07/06/14~~

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 20, 2018

14-0219

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ellen O'Neal		117 03 0 A
3000 Hillsboro Pike, #59		059.00CO
Nashville, TN 37215		

WARRANTY DEED

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, we

Margaret Kathryn Mosley Bracey, a married woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ellen O'Neal, an unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 59 of Versailles Apartments, of record in Plat Book 5050, Page 80, corrected in Book 5171, Page 153, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Versailles Apartments of record in Book 5168, Page 944, amended in Book 7770, Page 955, Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375 and Book 8434, Page 719, in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Margaret Kathryn Mosley, an unmarried woman by deed from Mary Cosmides, unmarried, dated February 15, 2008, of record as Instrument No. 20080221-0017155, Register's Office for said County. Margaret Kathryn Mosley having since married and now being known as Margaret Kathryn Mosley Bracey.

Michael Brandon Bracey, husband of Margaret Kathryn Mosley Bracey, joins in the execution of this instrument to convey any interest, marital or otherwise, that he may have in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3000 Hillsboro Pike, #59, Nashville, TN 37215.**

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, have 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 June, 2014.

Margaret Kathryn Mosley Bracey

Michael Brandon Bracey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Margaret Kathryn Mosley Bracey and Michael Brandon Bracey**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 2014.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 07/08/14