PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150032639 DEEDWARR
Recvd: 04/30/15 08:22 2 pgs
Fees:13.00 Taxes:1183.63
20150430-0038538

W & I Ref: (DM) Title No.: 57352
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Brackman III Jennith Brackman 7033 Meadow Ridge Circle Nashville, TN 37221	Peoples Home Equity Inc. 150 N. Seven Oaks Knoxville, TN 37922

TAX MAP PARCEL NUMBERS: 155160A21600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$319,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith H. Compton and Valerie H. Compton**, husband and wife, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **William Brackman III and Jennith Brackman**, husband and wife, 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:**

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Traceside, Section Eight, of record in Book 9700, page 659, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Keith H. Compton and wife, Valerie H. Compton, by Warranty Deed from Benjamin Merrill and Karen Merrill, husband and wife, dated December 15, 2005 and recorded on December 16, 2005, of record in Inst. No. 20051216-0151382, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 9700, page 659, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, amended in Book 9677, page 675, Bylaws in Book 9668, page 899, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7033 Meadow Ridge Circle, Nashville, TN 37221

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 28th day of April, 2015.

Keith H. Compton **Valerie H. Compton**

State of Tennessee

County of Davidson

On this 28th day of April, 2015, before me the undersigned authority, personally appeared Keith H. Compton and Valerie H. Compton, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $319,900.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2015.

My Commission Expires: 10/18/16

Notary

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY