File Box 8

BILL GARRETT, Davidson County
Trans:T20150055203 DEEDWARR
Recvd: 07/08/15 14:21 2 pgs
Fees:13.00 Taxes:111.00
20150708-0066335

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57659
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Vivian Brandon 925 Dundonnell Place Nashville, TN 37220	**NEW OWNER**

TAX MAP PARCEL NUMBERS: 133-11-A-88.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$30,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald L. Bracey**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby, **subject to a life estate retained by Grantor,** transfer and convey, unto **Vivian Brandon** 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 Unit No. N-17 of Canterbury Hall Condominium, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended in Amendment to Master Deed of record in Book 5441, page 819, said Register's Office for Davidson County, Tennessee and shown on a Plan of record in Book 5200, page 159, Register's Office for said County, top which reference is hereby made.

Being the same property conveyed to Ronald L. Bracey by Warranty Deed from Mary Beth Johnson, unmarried, dated November 4, 2011 and recorded on November 8, 2011, of record in Doc. No. 20111108-0087360, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 159, 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 5440, page 255, Book 5441, page 819, 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, assessment, liens and other matters.

This is improved property, known as 500 Paragon Mills Road, N 17, Nashville, TN 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 7th day of July, 2015.

Ronald L. Bracey

Ronald L. Bracey

State of Tennessee

County of Davidson

On this 7th day of July, 2015, before me the undersigned authority, personally appeared Ronald L. 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.

Notary

My Commission Expires

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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: $30,000.00.

Affiant

Sworn and subscribed before me this 7th day of July, 2015.

Notary

My Commission Expires

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018