McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2006.

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES OCTOBER 10, 2009

MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/03/06 14:10 2 pgs
Fees:13.00 Taxes:682.65

20061103-0137106

G-VRE-06-110

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt McBryde	New Owner	
110 Plantation Court	(NAME)	142-5-A-29 CO
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICK COIT THURMAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATT MCBRYDE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit E-3, together with Carport designated No. E-3-C, RIVER PLANTATION, SECTION TWO, A CONDOMINIUM, as shown on plat of record in Plat Book 4460, Pages 136 and 137, as established under Master Deed of record in Book 4661, Page 334, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Patrick Coit Thurman by Warranty Deed from Martha S. Munson and husband, Larry H. Munson, recorded on the 3rd day of March, 1978 in Deed Book 5258, Page 881, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantor(s) herein; b) instruments of record in Book 4460, Page 136-137; Book 4460, Page 80; Book 4661, Page 334; Book 4691, Page 906; Book 6354, Page 676; Book 6436, Page 389; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 110 Plantation Court, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of October, 2006.

Patrick Coit Thurman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick Coit Thurman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903