Davidson County DEEDWARR
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Fees:13.00 Taxes:444.00

20070314-0031406

This instrument was prepared by:

Overland Title Company, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007020030

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, is $120,000.00

Sworn to and subscribed before me this 9th day of March, 2007.

Affiant

Notary Public
Commission expires: 6/9/07

Address of New Owner:

Scott J. Nalley
3535 Bell Road, Unit 805
Nashville, TN 37214

Send Tax Bills to:

Wilson Bank + Trust
623 West Main St.
Lebanon TN 37087

Map-Parcel Numbers:

109-5-B 805.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Colleen Sandelin a/k/a Jennifer C. Moore, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott J. Nalley, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 805 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are

incorporated in this Deed by reference and made a part hereof the same as though copied herein. Description is the same as the previous deed of record.

Being the same property conveyed to Jennifer Colleen Sandelin, unmarried by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, recorded on the 17th day of November, 2004 in Instrument No. 20041117-0137823, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **3535 Bell Road, Unit 805, Nashville, TN 37214.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9th day of March, 2007.

Jennifer Colleen Sandelin By Billy Frank Latham attorney in fact
Jennifer Colleen Sandelin a/k/a Jennifer C. Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of March, 2007, before me personally appeared Billy Frank Latham, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer Colleen Sandelin a/k/a Jennifer C. Moore, and acknowledged that such person executed the same as the free act and deed of Jennifer Colleen Sandelin a/k/a Jennifer C. Moore.

Witness my hand, at office, this 9th day of March, 2007.

Notary Public

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009