WARRANTY DEED

This Instrument Prepared by & return to: Commerce Union Title
100 Bluegrass Commons
#2110
Hendersonville, TN
37075
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is ~~$72,000.00~~.

Affiant

Subscribed and sworn to before me
This 12 day of June 2007

Notary exp: 3/21/2011

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

Address of new owners:
213A Scott Ave
Nashville, Tn 37206

Send tax bills to:
SAME

Map & Parcel:
83-6B-1CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Carla Daeninckx**, **married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Nease,** unmarried hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 213-A, 213 Townhomes, Exhibit "B" to Master Deed of record in Instrument No. 20050411-0039691, said Register's Office.

Being the same property conveyed to Carla Daeninckx by Warranty Deed from Urbanform Properties, LLC dated June 3, 2005 and filed for record as Instrument no. 20050607-0064953, Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.
Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Subject to Plan of record in Plat Book 332, page 38, said Register's Office.

Subject to Master Deed of 213 Townhomes, a Planned Unit Development, of record in Instrument No. 20050411-0039691, said Register's Office.

Subject to charter of Urbanform Properties, LLC of record in Instrument No. 20030811-0114092, said Register's Office.

This has never been the marital residence of Carla Daeninckx and husband.

x The property is improved with an address of: **213A Scott Ave Nashville Tn 37206**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 06/22/07 08:15 2 pgs
Fees:13.00 Taxes:1006.40
20070622-0074505

Witness our hands this 13 day of June, 2007.

Carla Daeninckx by Gerald R. Bieniek Attorney in fact

Carla Daeninckx

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 Gerald R. Bieniek, to me know to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument on behalf of Carla Daeninckx, and acknowledged that he executed the same as the free act and deed of the said Carla Daeninckx, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Carla Daeninckx, and appearing of record as instrument no. 200706220074, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 13 day of June, 2007

Rebecca D. Price
Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
November 22, 2010