RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1815 Division Street, Suite 206, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc & Karen Michelle Ardisson	Wachovia Mortgage Corporation	091-16-0
(NAME) 4206 Nevada Ave	(NAME) 1100 Corporate Center Drive	223.00
(ADDRESS) Nashville,TN 37209	(ADDRESS) Raleigh, NC 27607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FOR A SONG PROPERTIES, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MARC ARDISSON AND WIFE, KAREN MICHELLE ARDISSON,** 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 Lot No. 107 in Block 3 of The Charlotte Park Company's First Addition to Nashville, Tennessee, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to For a Song Properties, LLC, by Quitclaim Deed from Tia Sillers, married, of record in Instrument No. 20070326-0036260, dated August 28, 2006, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4206 Nevada Avenue, Nashville, TN 37209

(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 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 07/24/07 12:05 2 pgs
Fees:13.00 Taxes:1739.00

20070724-0087786

Witness my hand this 19th day of July, 2007.

FOR A SONG PROPERTIES, LLC,
a Tennessee limited liability company

by: Ronald D. Runyeon
Tia M. Sillers, Attorney in Fact for Ronald D. Runyeon
Tia M. Sillers, Attorney in Fact for Ronald D. Runyeon,
Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, **Tia M. Sillers,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **Ronald D. Runyeon, authorized representative of For a Song Properties, LLC, a Tennessee limited liability company**, the within named bargainor, and acknowledged that she executed the same as the free act and deed of the said **Ronald D. Runyeon, authorized representative of For a Song Properties, LLC, a Tennessee limited liability company** and that she executed the same for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2007.

ROBIN KOBRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3-7-11