Davidson County DEEDWARR
Recvd: 09/19/07 12:05 2 pgs
Fees:13.00 Taxes:1320.90

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WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

State of Tennessee)
County of Davidson)

07-09-003-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of September, 2007

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

Notary Public

My Commission Expires: 4/20/2009 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RYAN A. NELSON AND MICHELLE E. NELSON		171-8-B
(NAME) 5704 Green Apple Lane	(NAME)	4.00CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JAMES C. ANDERSON AND WIFE, JODY W. ANDERSON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RYAN A. NELSON AND MICHELLE E. NELSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. 21, on the Plan of Section One, Brelan Park at Saddlewood, a Planned Unit Development, of record in Book 7900, Page 532, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JAMES C. ANDERSON AND WIFE, JODY L. ANDERSON, by Deed from PHILLIPS BUILDERS, INC., of record in Book 9235, Page 826, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Brelan Park at Saddlewood, of record in Book 8891, Page 850, as amended in Book 9462, Page 398, in Book 948, Page 387, an din Book 9670, Page 494, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved property known as: 5704 Green Apple Lane, Brentwood, TN, 37027.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 14th day of September, 2007.

JAMES C. ANDERSON

JODY W. ANDERSON

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 **JAMES C. ANDERSON AND WIFE, JODY W. ANDERSON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of September, 2007.

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 01/03/11

Notary Public