THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08060476**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, ~~whichever~~ is greater, for this transfer is: ~~$230,000.00~~ Affiant Subscribed and sworn to before me, this July 1, 2008 Notary Public My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal
State Of Tennessee Notary Public
County Of Sumner

WARRANTY DEED

Address New Owner: Michael J. Karnes 398 Coventry Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-02 138.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Synergy Properties LLC** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Michael J. Karnes, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 15, ELYSIAN PARK, SECTION TWO, as shown on plat of record in Plat Book 2854, Page 40, amended in Book 5317, Page 428, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being property conveyed to Grantor in Instrument No. 20080702-0068211, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 398 Coventry Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this .

By: James E. Cary
As: Member
Synergy Properties LLC

William C. Cary
Member

Davidson County DEEDWARR
Recvd: 07/02/08 09:34 2 pgs
Fees:13.00 Taxes:851.00
20080702-0068212

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ***_____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that ____ is a ~~partner in~~ Member _____, a ~~Tennessee General Partnership~~***, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of July, 2008.

James E. Cary and William J. Cary both joined in this conveyance as the only members of ~~Synergy~~ Properties, LLC.

_____
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

