Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $137,500.00

Affiant

Subscribed and sworn to before me, this 27th day of June 2007.

Notary Public
My commission expires: July 6, 2010

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/07/08 10:03 2 pgs
Fees:13.00 Taxes:508.75
20080707-0069509

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Adam Reese | Franklin American Mtg Co | 129-15-A 24.00 CO |
| 21 Vaughns Gap Road, Unit A-24 | 501 Corporate Centre Drive | |
| Nashville, TN 37205 | Franklin, TN 37067 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Ryan Owens, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Adam Reese, unmarried,** 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:

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. 24 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101 Et Seq., as amended, Tennessee code annotated, and as established by the master deed establishing Belle Meade Highlands Condominium of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

Being the same property conveyed by Warranty Deed from Claire F. Karas, an unmarried woman to Ryan Owens, an unmarried man as recorded in Instrument No. 20071102-0129596, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 21 Vaughns Gap Road, Unit A-24, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 27th day of June, 2008.

Ryan Owens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan Owens**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 27th day of June, 2008.

Notary Public

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission expires: _____

My Commission Expires: July 6, 2010

FILE NO: 2008050830