This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Robert Tyree
1321 Huntington Drive
Columbia, TN 38401

SEND TAX BILLS TO:
New Owner

Map & Parcel # 131.02-0A-105.00CO

Davidson County DEEDWARR
Recvd: 08/19/08 10:10 2 pgs
Fees:13.00 Taxes:447.70
20080819-0085097

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Carrie Goodrum, formerly known as Carrie Wernholm.** hereinafter called the **Grantor**, does hereby convey unto **Robert Tyree, a single man,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Unit No. N-9 on the plan of Hobbs House Condominium Apartments, according to the Master Deed of record in Book 5289, Page 515, amended in Book 5292, Page 958, Book 5293, Page 612 and Book 7802, Page 299 in the Register's Office of Davidson County, Tennessee and more particularly described in Plat Book 4595, Page 74, amended in Book 5200, Page 54 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description.

Being the same property conveyed to Carrie Wernholm, a single person on April 30, 2007 by Warranty Deed of record in Instrument No. 20070502-0052389, Register's Office for said County. The subject property has never been used as the marital residence of said Grantor.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the lat of record; 6)All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 2116 Hobbs Road #N-9, Nashville, TN 37215.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of

this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is 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 FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of March, 2008.

Carrie Goodrum

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Carrie Goodrum known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 30th day of July, 2008.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-18-12

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $121,000.00

Affiant

Sworn and subscribed before me on 7/30/2008.

Notary Public

My Commission Expires: 6-18-12

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY