This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Troy Nelson
725 Brickberry Ct
Nashville TN 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
Reliant Bank
1736 Carothers Parkway, Suite 100
Brentwood, TN 37027

MAP 142-14C
GROUP
PARCEI61CO & 62CO

Davidson County DEEDWARR
Recvd: 12/04/08 16:17 2 pgs
Fees:13.00 Taxes:999.00
20081204-0117740

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tracy Vaught,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Troy Nelson,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Unit Nos. 21A & 21B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064700, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tracy Vaught by deed from Steve Chaisson dated May 26, 2006 of record in Instrument no. 20060606-0066683, Register's Office for Davidson County, Tennessee.

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 further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **748 & 750 McPherson Drive, Nashville, Tennessee 37221.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 **19th** day of **November, 2008.**

Tracy Vaught by Karen C Asplint, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Karen C Asplint**, 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 within Warranty Deed for the purposes therein contained as the **Attorney in Fact for Tracy Vaught** as her free act and deed.

WITNESS my hand and official seal this 19th day of November, 2008.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $270,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day
of November, 2008.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.