WARRANTY DEED	State of Tennessee) County of Davidson)	File in Box 14-A File No.: 21957-1
	The actual consideration or value, whichever is greater, for this transfer is **$485,000.00** Affiant Subscribed and sworn to before me, this the 15th day of May, 2009. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)	

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan J. Delahanty **Jingqiong Kang**	**SUNTRUST MORTGAGE, INC.**	**104-11-0-V-001co**
2724 Acklen Avenue	**401 Commerce Street, Suite 6100**	
Nashville, TN 37212	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Paul McGaughy, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan J. Delahanty and Jingqiong Kang, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Unit A of 2724 Acklen Avenue Condominium, a Horizontal Property Regime created according to the provisions of the Horizontal Property Ace of the State of Tennessee, as established by the Master Deed and By-Laws of 2724 Acklen Avenue Condominium, as of record in Instrument No. 20070116-0006356, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements attached thereto.

BEING the same property conveyed to Paul McGaughy, III, by Warranty Deed from Grand Manor, LLC, a Tennessee limited liability company, dated August 15, 2007, of record in Instrument No. 20070827-0102665, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed & By-Laws establishing a Horizontal Property Regime of 2724 Acklen Avenue Condominiums, of record in Instrument No. 20070116-0006356; 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 herein.

This is Improved (X) unimproved (__) property, known as: **2724 Acklen Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 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 **15th** day of **May, 2009.**

Paul McGaughy, III

BILL GARRETT, Davidson County
Trans:T20090033280 DEEDWARR
Recvd: 05/20/09 11:26 2 pgs
Fees:13.00 Taxes:1794.50
20090520-0046361

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paul McGaughy, III,** the within named sellers, 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 Nashville, Tennessee, this **15th** day of **May, 2009.**

Notary Public

My Commission Expires: 2/24/13

