THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28805-05-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $613,084.00. Matthew A Thiessen By Dawn M Depp Affiant Subscribed and sworn to before me this 15th day of June, 2009. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires May 6, 2013 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Matthew A. Thiessen 2115 Westwood Avenue Nashville, TN 37212	**Send Tax Bills To:** SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 104-15-0-402.00

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, **Nancy E. Russell**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew A. Thiessen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2115 Westwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of June, 2009.

Nancy E. Russell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nancy E. Russell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2009.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires May 6, 2013 STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20090039884 DEEDWARR
Recvd: 06/16/09 09:09 2 pgs
Fees:13.00 Taxes:2268.41

20090616-0055709

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot No. 55, Plan of Bel-Air, as of record in Plat Book 332, Page 6, and resubdivided in Book 2854, Page 134, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Nancy E. Russell, unmarried, by deed dated 2/16/2001 from Don P. Overmyer and wife, Lori H. Overmyer of record in Instrument No. 20010312-0023369, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, Page 6 and resubdivided in Book 2854, Page 134, Register's Office for Davidson County, Tennessee.