RETURN TO: Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 340-3434

BILL GARRETT, Davidson County
Trans:T20090042577 DEEDWARR
Recvd: 06/25/09 13:41 2 pgs
Fees:13.00 Taxes:1006.40
20090625-0059197

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 180-04-0A-083.00

The actual consideration or value, whichever is greater, for this transfer is $272,000.00.

Affiant

Subscribed and sworn to before me this the 16th day of June, 2009.

My Commission Expires: 3-20-10

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Timothy & Angela Nelms
(Name)

908 Sherbrooke Cove
(Street Address)

Nashville, Tennessee 37211

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **MICHAEL B. McKEE, an unmarried man**, hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **TIMOTHY NELMS and ANGELA NELMS, husband and wife,** (hereinafter "Grantees"), in fee simple, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 139, on the Plan of the Revision One, Highland Creek, Section Three, as shown on plat of record in Instrument No. 20030716-0099524, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael B. McKee, an unmarried man by QuitClaim Deed of record in Instrument No. 20080618-0062537, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael B. McKee, as to an undivided sixty percent (60%) interest and August C. McKee and wife, Louise H. McKee, together as tenants by the entirety as to an undivided forty percent (40%) interest by Deed of record in Instrument No. 20020110-0004213, said Register's Office.

BEING improved property known as 908 Sherbrooke Cove, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantees," that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2009 and subsequent years. Tax Parcel No. 180-04-0A-083.00.

2. All matters shown on Plat recorded in Instrument No. 20030716-0099524, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11568, page 311, as supplemented in Instrument No. 20000413-0037474 and in any allied instrument(s) referred to in said restrictions, said Register's Office.

4. By-Laws of Highland Creek of record in Book 11568, page 301, said Register's Office.

Grantor further covenants and binds himself, his successors and/or assigns to warrant and forever defend the title to said real estate to said Grantees, their successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused his name to be affixed hereto on this 16th day of June, 2009.

Michael B. McKee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Michael B. McKee,** the within named Grantor, 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 in Nashville, Tennessee, this 16th day of June, 2009.

Notary Public

My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011