This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater is $205,500.00.

Brenda Blaes
Affiant

Subscribed and sworn before me this the 26th day of June, 2009.

Bonnie J. Curry
Notary Public
My commission expires: 11-22-2010

BILL GARRETT, Davidson County
Trans:T20090044335 DEEDWARR
Recvd: 07/01/09 15:29 2 pgs
Fees:13.00 Taxes:760.35
20090701-0061542

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Bryson 304 Cotton Blossom Ct Nashville, TN 37221	New Owner	141-15A-44CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kent A. McTaggart and Michelle M. McTaggart, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Bryson and wife, Lara Bryson, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Rolling River Estates, Section 1 of record in Book 4860, Page 27, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kent A McTaggart and Michelle M McTaggart by Deed from Kenneth B Egbert of record in Instrument20030121-0008117, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 304 Cotton Blossom Ct, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 26th day of June, 2009.

Kent A. McTaggart by Michael McTaggart Atty in fact
Kent A. McTaggart

Michelle M McTaggart by Michael McTaggart Atty in fact
Michelle M. McTaggart

Return to:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kent A. McTaggart and Michelle M. McTaggart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2009.

My commission expires:

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of June, 2009, before me, the undersigned Notary Public in and for said County and State, personally appeared Michael McTaggart with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kent A. McTaggart, by Specific Power of Attorney dated June 8, 2009, and who acknowledged that he executed the same as the free act and deed of Kent A. McTaggart.

Witness my hand and official seal this 26th day of June, 2009.

My Commission Expires: 09/25/10

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of June, 2009, before me, the undersigned Notary Public in and for said County and State, personally appeared Michelle M. McTaggart with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michelle M. McTaggart, by Specific Power of Attorney dated June 8, 2009, and who acknowledged that he executed the same as the free act and deed of Michelle M. McTaggart.

Witness my hand and official seal this 26th day of JUNE, 2009.

My Commission Expires: 09/25/10

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY