BILL GARRETT, Davidson County
Trans:T20090044736 DEEDWARR
Recvd: 07/02/09 15:34 2 pgs
Fees:13.00 Taxes:2497.50
20090702-0062068

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

RETURN TO:

CLOSING & TITLE SERVICES
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 30th day of June, 2009.

Notary Public
My Commission Expires: 12-2[illegible]

LARRY CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Andrew I. Straus
121 Gilman Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
FRANKLIN SYNERGY BANK
3301 ASPEN GROVE DRIVE
SUITE 200
FRANKIN TN 37067

MAP-PARCEL NUMBERS:
130-05-0-065

KNOW ALL MEN BY THESE PRESENTS that, **Purcell Development, LLC, a Tennessee limited liability company** ("Grantor(s)"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer and convey to **Andrew I. Straus and wife, Patricia G. Straus** ("Grantee(s)"), their heirs and assigns, my/our entire right, title, and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 22 of Block G on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E, F, G, H, & K of record in Book 1130, Pages 71 and 72, Register's Office for said County.

SAID Lot No. 22 of Block G fronts 100 feet on the southwesterly margin of Gilman Avenue and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to Purcell Development, LLC, a Tennessee limited liability company, by Warranty Deed from Jerry McKamey and wife, Maria A. DePaulo, of record as Instrument No. 20070316-0032114, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

TAXES for the current year have been prorated and have been assumed by Grantee(s).

THIS is improved property known as: **121 Gilman Avenue, Nashville, TN 37205**.

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(s)**, their heirs and assigns forever, and I do covenant with the said **Grantee(s)** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **Grantee(s)**, 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 30th day of June, 2009.

PURCELL DEVELOPMENT, LLC,
a Tennessee limited liability company

By: David W. Purcell managing member
Its: Sole member/manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, having authority within the state and county aforesaid, David W. Purcell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member and manager of Purcell Development, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

Witness my hand, at office, this **30th** day of **June, 2009**.

Notary Public H. Anthony Burgan

M. ANTHONY BURGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: **12/27/09**