THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09071903**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2009. Notary Public My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

WARRANTY DEED

Address New Owner: Liane A. Moneta 2831 Hillside Drive H5 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104100N02900CO

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, **Robert Matthew Nelson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Liane A. Moneta, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit H-5, WESTCHESTER CONDOMINIUMS, as established under Master Deed of record in Instrument 20070607-0068596, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Being the same property conveyed to Robert Matthew Nelson, unmarried, by Warranty Deed from The Nashville Westchester, LLC, a Tennessee limited liability company, recorded July 19, 2007 in Instrument No. 20070719-0086119, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 2831 Hillside Drive H5 Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 14th day of August, 2009.

Robert Matthew Nelson

BILL GARRETT, Davidson County
Trans:T20090056519 DEEDWARR
Recvd: 08/18/09 15:49 2 pgs
Fees:13.00 Taxes:536.50
20090818-0077812

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Matthew Nelson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County