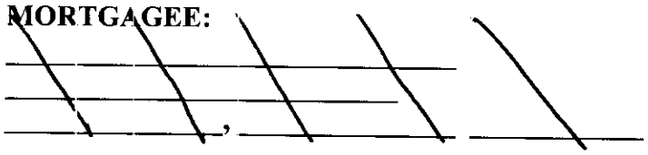
BILL GARRETT, Davidson County
Trans:T20090059968 DEEDWARR
Recvd: 09/01/09 16:00 3 pgs
Fees:18.00 Taxes:555.00
20090901-0082142

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James David Nichols
6952 Highway 70 S., Unit 122
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:



MAP	**143-1**
GROUP	**C**
PARCEL	**22.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Keith Knell, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **James David Nichols**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 122 on the Plan of First Revision Horizontal Regime Common Element Plat West Port Landing Condominiums, of record in Inst. No. 20040310-0027295, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Swinger*, an unmarried woman and Keith Knell, a married man, as Joint Tenants With Rights of Survivorship, Not as Tenants in Common by deed from Corinthian Custom Homes, Inc., a Tennessee Corporation of record in Instrument no. 20050523-0057845, Register's Office for Davidson County, Tennessee.
*Patricia Swinger having since died on June 18, 2008.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **6952 Highway 70 S., Unit 122, Nashville, Tennessee 37221.**

Lee Ann Knell, spouse of Keith Knell, hereby joins in this conveyance transferring all her right, title, and interest n said property, marital or otherwise.

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **31st** day of **August, 2009.**

Keith Knell

Lee Ann Knell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Keith Knell and Lee Ann Knell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of August, 2009.

Robert M. Loftis
NOTARY PUBLIC

ROBERT M. LOFTIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2009.

NOTARY PUBLIC

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212