This instrument is being recorded pursuant to A Power of Attorney of record in Instrument No. 20091002-0091871, Register's Office of Davidson County, Tennessee.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$147,500.00**
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27 DAY OF August, 2009.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7-2470
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaz and Daniel Sermsai 511 Griffin Circle Hermitage, TN 37076	New Owner	Map 64.16 Group E Parcel 36

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Thomas M. Fidler, unmarried by and through Donna Whitley, Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kaz Sermsai, married

Hereinafter called the grantees, their 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 all of Unit 36, in Building 10, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions, and Restrictions filed for record in Inst. No. 200610250132473 and amended in Inst No. 200611060137656, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Fidler by deed from Phillips Builder, LLC dated October 15, 2007 of record in Instrument Number 20071024-0125823, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656, Register's Office for Davidson County, Tennessee.
2) Property is subject to Building 10, Townhomes of Truxton Village, a Planned Unit Development, Charter of record in Instrument No. 20061026-0133179, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument No. 20061025-0132473, Restated Instrument No. 20061106-0137656, amended in Instrument No. 20071105-0130490, Register's Office for Davidson County,
3)Property is subject to easement for open/common areas to Townhomes of Truxton Village HOA in Instrument No. 20061106-0137657, said Register's Office.
4) 2009 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **511 Griffin Circle, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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(s) this 27 day of August, 2009.

Thomas M. Fidler by Donna Whitley Atty-in-Fact

Thomas M. Fidler by Donna Whitley Atty-in-Fact

BILL GARRETT, Davidson County
Trans:T20090067321 DEEDWARR
Recvd: 10/02/09 14:55 2 pgs
Fees:13.00 Taxes:545.75

20091002-0091872

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Whitley, Attorney-in-Fact for Thomas M. Fidler, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Thomas M. Fidler for the purposes therein contained.

WITNESS my hand and official seal this ~~21st~~ 27 day of August, 2009

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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