(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $99,900.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2009.

Notary Public

My commission expires: 1/7/2013

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090075891 DEEDWARR
Recvd: 11/06/09 10:49 2 pgs
Fees:13.00 Taxes:369.63
20091106-0102797

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer R. Pryor	**First Bank**	**Map/Parcel 081-03-0-F-002.00CO**
1110 Walsh Street, Unit B	**2021 Hamilton Place Blvd, Suite A**	
Nashville, TN 37208	**Chattanooga, TN 37421**	

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 ACKNOWLEDGE, WE,

Reliant Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer R. Pryor, an unmarried woman

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 Unit B on the Plan of V. Gordon Townhomes at 1110 Walsh, of record in as established Master Deed recorded in Instrument No. 20080327-0030550, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Southeast Real Estate Development, LLC, by Warranty Deed, from Leland D. Watts, married, of record in Instrument No. 20070404-0040191, Dated March 28, 2007. Said property was conveyed to DeVan Ard, Jr, Trustee, of record in Instrument No. 20070404-0040192, Dated March 28, 2007, who hereby nominated Joseph J. Jensen, as Substitute Trustee, of record in Instrument No. 20080501-0044240. Joseph J. Jensen, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to Reliant Bank, of record in Instrument No. 20080703-0068951, Dated July 1, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 3803, page 472, Register's Office for DAVIDSON County, Tennessee.
All matters of Plat Book 35, page 110, Register's Office for DAVIDSON County, Tennessee.
Articles of Incorporation of Home Owners Association of record in Instrument No. 20080327-0030550, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20080327-0030550, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20080327-0030550, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 1110 Walsh Street, Unit B, Nashville, TN 37208.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 30th day of October, 2009.

Reliant Bank

By: Michael Williams
Title: Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Michael Williams, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Reliant Bank and is authorized by said banking corporation to execute this instrument on its behalf.

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

Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **090011SH**
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027