This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090675

BILL GARRETT, Davidson County
Trans:T20090078211 DEEDWARR
Recvd: 11/17/09 13:32 2 pgs
Fees:13.00 Taxes:662.30
20091117-0105845

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

New Owner is:
Nathan T. Bell
7705 Poplar Ridge Drive
Nashville, TN 37221

MAP: 141-06-0A

PARCEL: 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jeremy N. Grall, and wife, Carrie Elzie** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nathan T. Bell and wife, Sunny D. Bell**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Lot 11, Plan of Revised Section One, Poplar Ridge, as shown on plat of record in Plat Book 7900, page 206 and Surveyor's Certificate of Correction of record in Book 8292, page 973, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeremy N. Grall, unmarried, by Warranty Deed from Jill Tannehill, unmarried, dated 8/28/06 and recorded 8/29/06 in Instrument Number 20060829-0106498, Register's Office for Davidson County, Tennessee. Jeremy N. Grall having since married Carrie Elzie who joins in this conveyance.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **7705 Poplar Ridge Drive, Nashville, TN 37221**

J. B. C.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of Nov., 2009.

GRANTOR(S):

JEREMY N. GRALL

CARRIE ELZIE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **JEREMY N. GRALL, and CARRIE ELZIE** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 16th day of Nov., 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7.29.13

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$179,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 16th day of Nov., 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7.29.13