WARRANTY DEED

ALW-09-201

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Durham and Jonathan C. Hayes Jr.	Renasant Bank	
201 Rose Hall (ADDRESS)	2200 Abbott Martin Rd. Ste. 103 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	104-6-N-201.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH PATRICK WILLIAMS JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MEGAN DURHAM, UNMARRIED AND JONATHAN C. HAYES, JR., UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 201, ROSE HALL Condominiums, as shown on plat of record in Plat Book 6900, Page 379, as established under Master Deed of record in Book 7307, Page 760, 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 by Quitclaim Deed from Joseph Patrick Williams Jr., an unmarried man, Patrick Williams, Sr., and Mary H. Williams, husband and wife, to Joseph Patrick Williams, Jr., an unmarried man as recorded on the 19th day of March, 2004 in Instrument No. 20040319-0031506 and Deed from James Luke Mosby and wife, Susan B. Mosby to Joseph Patrick Williams, Jr. an unmarried man and Joseph Patrick Williams, Sr., a married man, as joint tenants with rights of survivorship as recorded on the 12th day of March, 2003 in Instrument No. 20030312-0033335, in the Register's Office of Davidson County, Tennessee.

This instrument executed pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20091207-0111877, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 201 Rose Hall, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of December, 2009.

Joseph Patrick Williams Jr.
by Alexander Brandau, IV, Attorney in Fact

BILL GARRETT, Davidson County
Trans: T20090082637 DEEDWARR
Recvd: 12/07/09 13:34 2 pgs
Fees: 13.00 Taxes: 804.75

20091207-0111878

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of December, 2009, before me personally appeared Alexander Brandau, IV to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joseph Patrick Williams, Jr. and who acknowledged he executed the same as the free act and deed of the said Joseph Patrick Williams, Jr..

Witness my hand and official seal, this the 1st day of December, 2009.

Notary Public
My Commission Expires: 9/3/12



~~**RETURN TO:**~~
~~Commerce Title & Escrow, LLC~~
~~1812 Broadway~~
~~Nashville, TN 37203~~
~~Phone: (615)515-3530~~

Return To: Partners Title of Tennessee, LLC
5200 Maryland Way Ste. 202
Brentwood, TN 37027