WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20090085079 DEEDWARR Recvd: 12/17/09 13:36 2 pgs Fees:13.00 Taxes:399.60 20091217-0114993	The actual consideration or value, whichever is greater, for this transfer is **$108,000.00** Affiant Subscribed and sworn to before me, this the 10th day of December, 2009. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rhys Patterson	**Joel E. Vanderglas**	**Map 136-03-B, Parcel 017CO**
3880 Priest Lake Park, Unit 62	**1510 Saturn Way**	
Nashville, TN 37217	**Bowling Green, KY 42104**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joel E. Vanderglas, a married man

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

Rhys Patterson, an unmarried man

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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 62, Building No. 28, and the garage therewith, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, of record in Book 4675, Page 131, and in Book 4475, Page 145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joel E. Vandergas, a single person, by Deed from Keith A. Kline and wife, Pattie Lou Kline, dated April 1, 1983, of record in Book 6032, Page 425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the terms, provisions and restrictions as contained in the Master Deed for Priest Lake Park Condominium Townhouses, and the By-Laws of Priest Lake Park Condominium Association attached to and forming a part of the Master Deed.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved (_X__) Unimproved (____) property, known as **3880 Priest Lake Park, Unit 62, Nashville, TN 37217**

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 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/our hand(s) this **10th** day of **December, 2009.**

Joel E. Vanderglas

Joel E. Vanderglas

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Joel E. Vanderglas,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **December, 2009.**

Notary Public

JOHN T. COCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13