07 Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,471.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-7-2012
(AFFIX SEAL)

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090086178 DEEDWARR
Recvd: 12/22/09 14:14 2 pgs
Fees:13.00 Taxes:2403.04
20091222-0116505

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Menefee	**JOHN T. MENEFEE**	**PART OF 104-02-0-126.00**
(NAME)	(NAME)	(MAP)
3210 West End Circle #302	**203 3RD AVENUE NORTH**	
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37203	**FRANKLIN, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Accord Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John T. Menefee**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 302 of Maxwell, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on and described in a Master Deed recorded in Instrument No. 20091214-0113711, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Maxwell, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20091214-0113711, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Accord Properties, LLC, a Tennessee Limited Liability Company, by deed dated June 30, 2006, recorded July 6, 2006, from West End Highland Limited Liability Company, of record in Instrument No. 20060706-0081218, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3210 West End Circle #302, Nashville, Tennessee 37203

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/our hand(s) this 15th day of December, 2009.

Accord Properties, LLC

By: Al Cocke Chief Manager

Al Cocke, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Al Cocke with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Accord Properties, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Al Cocke as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of December, 2009.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067