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MH&S Law Firm
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Brentwood, TN 37027
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(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090086389 DEEDWARR
Recvd: 12/23/09 12:51 2 pgs
Fees:13.00 Taxes:891.70
20091223-0116804

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $241,000.00

Affiant

Subscribed and sworn to before me this 18 day of December, 2009

A. Scott Hubbard

Notary Public
My Commission expires: 2-19-13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
C. Hunter Nelson	New Owner	146-16-0-002.00
521 Hogan Road		
Nashville, TN 37220		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Scott Taylor and Christina Taylor**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **C. Hunter Nelson and Leslie R. Nelson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 on the plan of Brentwood Hall, Section 1, of record in Book 2083, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott Taylor, by deed from Henry Todd Maxwell and wife, Holly K. Maxwell, on June 30, 2005, of record in Instrument Number 20050706-0077226, Register's Office for Davidson County, Tennessee.

Christina Taylor joins in the conveyance to convey any and all her interest in said property, particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 2083, page 18, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2084, page 409, and amended in Book 2088, page 637, Register's Office for Davidson County, Tennessee.

This is improved property known as: **521 Hogan Road, Nashville, TN 37220**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 18, 2009.

Scott Taylor

Christina Taylor

Christina Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scott Taylor and Christina Taylor,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 18, 2009

My commission expires 8/10/

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY