WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Daniel J. Nieser	NEW OWNER	Part of 104-2-126.00
(NAME)	(NAME)	
~~3210 West End Circle #101~~ 2807 Riedling Dr		
(ADDRESS)	(ADDRESS)	
Louisville KY ~~Nashville, TN 37203~~ 40206		
(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 **Daniel J. Nieser and Nancy L. Nieser, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 101 on the Plan of The Maxwell, as shown on and established by the Declaration of The Maxwell, A Condominum together with any storage unit and parking space specified in Exhibit F of said Declaration of The Maxwell, a Condominum of record in Instrument No. 20091214-0113711, Register's Office for said County, to which plan reference is hereby made for a more complete description. The Easements, restrictive covenants, ByLaws, conditions and regulations imposed upon and relating to said Unit, property, co-owners and tenants of The Maxwell, A Condominum are contained in the Declaration of The Maxwell of record in Instrument No. 20091214-0113711, Register's Office for said County, TN and are incorporated herein by Reference and made a part hereof the same as though copied.

Being part of the same property conveyed to Accord Properties, LLC, A Tennessee Limited Liability Company, by Deed from West End Highland Limited Liability Company, A Tennessee Limited Liability Company, of record in Instrument No. 20060706-0081218, Register's Office for Davidson County, Tennessee.

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 #101, 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 30th day of December, 2009.

Accord Properties, LLC

By: _____, Chief Manager
Al Cocke, Chief Manager

BILL GARRETT, Davidson County
Trans:T20100000689 DEEDWARR
Recvd: 01/05/10 13:50 2 pgs
Fees:13.00 Taxes:995.30

20100105-0000864

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 30th day of December, 2009.

Notary Public

My Commission Expires: 7-5-2011

John M. Wells
State of Tennessee Notary Public
Davidson County