THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 202** **Brentwood, TN 37027** **CRT File No. 10020144**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Sara Jones Affiant Subscribed and sworn to before me, this 1st day of March, 2010. Notary Public My Commission Expires: My Commission Expires April 17, 2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Sunset LLC 436 Atlas Dr. Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162-16-18/162-16-65 162-16-93/162-16-25 162-16-98/162-16-30

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Reliant Bank** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sunset LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot Nos. 27-A and 27-B, as shown on the Plan of Hickory Park Villas Section 1, Zone Lot Division Lots 21 thru 31, of record in Plat Book 5800, page 191, as amended in Plat Book 6250, page 314, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot Nos. 34-A, 34-B, 39-A and 39-B, as shown on the Plan of Hickory Park Villas Section 2, Lots 32 thru 40 Zone Lot Division, of record in Plat Book 5200, page 603, as amended in Plat Book 6250, page 598, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Tract I and II being the same property conveyed to Jeffrey B. Yates, married by deed dated December 13, 2006 from Barry Zeitlin and wife, Linda Zeitlin, of record as Instrument No. 20061221-0157807, Register's Office for Davidson County, Tennessee: and

Being the same properly conveyed to Reliant Bank by Trustee's Deed dated January 5, 2009 from Erin E. Heslip, Successor Trustee of record, as Instrument No. 20090107-0001798, and re-recorded as Instrument No. 20090211-0011840, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

BILL GARRETT, Davidson County
Trans:T20100012620 DEEDWARR
Recvd: 03/03/10 12:31 3 pgs
Fees:18.00 Taxes:1165.50
20100303-0016306

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (3), (6), and (7) unless a satisfactory survey and inspection of the premises is made:

Rights of claims and parties in possession not shown by the Public Records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

Taxes or special assessments which are not shown as existing liens by the Public Records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

Taxes for the year of 2010 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Subject to all matters shown on the plan of record in Plat Book 5800, Page 191, as amended in Plat Book 6250, page 314, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plan of record in Plat Book 5200, page 603, as amended in Plat Book 6250, page 598, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6815, Page 800, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Hickory Park Villas Homeowners Association of record in Record Book 7891, page 217, Register's Office for Davidson County, Tennessee.

Ingress/Egress easement of record in Book 4984, page 569, Register's Office for Davidson County, Tennessee.

Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

Subject to the terms and provisions of any unrecorded lease agreements and the rights of tenants in possession thereunder.

This is improved property located at 1217 &1219 Clubhouse Ln, 1316 & 1318 Hickory Park Ct W., 5413 & 5415 Hickory Park Dr., Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2010.

Reliant Bank By: Rick Belote, Vice President

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick Belote, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President of Reliant Bank, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of March, 2010.

Notary Public

My Commission Expires: _____

My Commission Expires
April 17, 2010

