Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin W. Nelson and wife, Brittany Jayne H. Nelson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Travis B. Hollett, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 1, as shown on the Map entitled Re-Subdivision of Lots 11, 12 and 13, Haslam's Addition, of record in Plat Book 3842, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin W. Nelson and wife, Brittany Jayne H. Nelson by deed from Curtis Borntrager and wife, Holly Borntrager dated October 5, 2006 of record as Instrument No. 20061012-0126798, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1003 Phillips Street, Nashville TN, 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of May, 2010.

BILL GARRETT, Davidson County
Trans:T20100032253 DEEDWARR
Recvd: 05/28/10 10:41 2 pgs
Fees:13.00 Taxes:850.63
20100528-0041307

Benjamin W. Nelson

Brittany Jayne H. Nelson

State of Tennessee)
County of Davidson)

On this 27th day of May, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Benjamin W. Nelson and Brittany Jayne H. Nelson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution is a free act and deed.

KENNETH M. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 229,900.00.

Affiant

Sworn and subscribed before me on this the 27th day of May, 2010.

KENNETH M. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
Travis Hollett
1003 Phillips Street
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
081-16-0-731.00