THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Administrator
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2766SB

BILL GARRETT, Davidson County
Trans: T20100033261 DEEDWARR
Recvd: 05/02/10 12:49 2 pgs
Fees: 13.00 Taxes: 277.50
20100602-0042417

Property Address: 211 Brooke Castle Drive, Hermitage, TN 37076

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Scott Fielder, an unmarried man**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Stuart Harris, as** _____ hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, Being Unit Number 211, on the Condominium site Plan of Brooke Castle Condominiums, a Horizontal Property Regime, of record in Book 6250, page 627, as corrected in Book 680, page 905, and in Book 6727, page 762, said Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same proeprty conveyed to Scott Fielder, an unmarried man by Warranty Deed from Robert S. Russell and wife, Danielle Russell, dated July 29, 2005 of record in Instrument Number 20050803-0090728, said Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 27 day of May, 2010.

_____{Seal}
Scott Fielder

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ Stanislaus

On this the 21 day of May, 2010, before me the undersigned officer, personally appeared Scott Fielder, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

MARISSA ANNA ANDREASEN
COMM. # 1810846
NOTARY PUBLIC - CALIFORNIA
STANISLAUS COUNTY
COMM. EXPIRES AUG. 24, 2012

_____
Notary Public

My Commission expires: 8.24.12

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $75,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF MAY, 2010.

_____
Notary ~~Public~~

MY COMMISSION EXPIRES: 5/8/2012

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

(AFFIX SEAL)

New Owner
SEND TAX STATEMENTS TO:
Stuart Harris
211 Brooke Castle Drive
Hermitage, TN 37076

Map/ Parcel: 75-8-A-105.00CO