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. 10-2788

Property Address: 324 Lawndale Drive, Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20100035424 DEEDWARR
Recvd: 06/10/10 14:38 2 pgs
Fees:13.00 Taxes:543.90
20100610-0045274

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

---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, **Chris S. Cole and Shannon D. Cole**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Jason Eric Agran, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Glencliff Estate Section 3 of record in Plat Book 1424, Page 1, Register's Office for said County, to which reference is hereby made for a more complete description. '

Being the same property conveyed to Chris S. Cole and wife, Shannon D. Cole, by Quitclaim Deed from William F. Stroud and Chris S. Cole dated 07/08/2005 and filed of record in Instrument No. 200511220141234, said register for Davidson County.

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.

GRANTORs do for Grantors and Grantors' 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 Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 7th day of June, 2010.

_____{Seal}
Chris S. Cole

_____{Seal}
Shannon D. Cole

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 7 day of June, 2010, before me the undersigned officer, personally appeared Chris S. Cole and Shannon D. Cole, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 1-23-2011

Grantors' Name, Address, Phone:
Chris Cole and Shannon Cole
119A Teelia Drive
Old Hickory, TN 37138

Grantee's Name, Address, Phone:
Tax/Parcel I.D.: 119-4-96
~~xxxxxxxxx~~ Jason Eric Agran
324 Lawndale Drive
Nashville, TN 37214

SEND TAX STATEMENTS TO THE GRANTEE.
c/o Wells Fargo Bank, N.A.
1000 Blue Gentian Rd., Suite 300
X9999-01M
Eagan, MN 55121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater is $ 147,000.00.

Diane L. Gregory
Affiant

Sworn to and subscribed before me this the 7th day of June, 2010.

_____
Notary Public

My commission expires: 11-7-2011

MINDY CLAUD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY