This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $149,900.00.

Affiant

Subscribed and sworn before me this the 24th day of June, 2010.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rebecca Nigbur	Guaranty Trust Company	34-1-E-15CO
128 Cobblestone Place Drive	316 Robert Rose Drive	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL RIVERGATE LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to REBECCA NIGBUR, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot Number 15 on the Plan of Cobblestone Townhomes, PUD of record in Instrument No. 201003110018694, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Rivergate, LLC by Warranty Deed from Triple S. Development, Inc of record in Instrument No. 20080324-0028987, dated March 21, 2008, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS _XX___ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 128 Cobblestone Place Drive, Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24th day of June, 2010.

Daniel Rivergate LLC
By: Joel Marshall, member

BILL GARRETT, Davidson County
Trans:T20100039454 DEEDWARR
Recvd: 06/29/10 09:56 2 pgs
Fees:13.00 Taxes:554.63
20100629-0050567

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JOEL MARSHALL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said JOEL MARSHALL as such MEMBER.

Witness my hand and official seal this 24TH day of JUNE, 2010.

My Commission Expires: 3/18/14

Jennifer Crowell
Notary Public

