BILL GARRETT, Davidson County
Trans:T20100048181 DEEDWARR
Recvd: 08/05/10 08:12 2 pgs
Fees:13.00 Taxes:832.50
20100805-0061547

# WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-HH-10-4940

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Roderick C. Claybrooks
Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roderick C. Claybrooks | SunTrust Mortgage, Inc. | |
| 4940 Indian Summer Drive (ADDRESS) | 401 Commerce Street, Suite 601 (ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 32-9-B-9.00 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NYSHAUNA TRAVERSE AND MICHAEL TRAVERSE, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RODERICK C. CLAYBROOKS, a Separated Man, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 38, QUAIL RIDGE, PHASE ONE, SECTION SEVEN, FIRST REVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060627-0076568, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NYSHAUNA TRAVERSE AND MICHAEL TRAVERSE, WIFE AND HUSBAND BY SPECIAL WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, RECORDED ON THE 25TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070925-0114165, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAT OF RECORD IN INSTRUMENT NO. 20060627-0076568; RESTRICTIONS OF RECORD IN BOOK 6969, PAGE 70, BOOK 8163, PAGE 781, BOOK 10831, PAGE 201, INSTRUMENT NO. 20050920-0113100; BY-LAWS OF RECORD IN INSTRUMENT NO. 20050920-0113102; CHARTER OF RECORD IN INSTRUMENT NO. 20050920-0113101; EASEMENTS OF RECORD IN INSTRUMENT NO. 20040817-0099250, INSTRUMENT NO. 20040817-0099251, INSTRUMENT NO. 20040817-0099252; BOOK 11444, PAGE 161, INSTRUMENT NO. 20030312-0033193, INSTRUMENT NO. 20040902-0106431 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 4940 Indian Summer Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this 30th day of July, 2010.

Nyshauna Traverse

Michael Traverse

STATE OF Tennessee
COUNTY OF Davidson

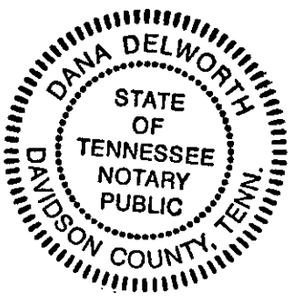
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nyshauna Traverse and Michael Traverse, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903