BILL GARRETT, Davidson County Trans:T20100050341 DEEDWARR Recvd: 08/13/10 12:51 2 pgs Fees:13.00 Taxes:592.00 20100813-0064106	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00 James M. Sharp SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF August, 2010. Notary Public MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JAMES M. SHARP	New Owner	
(NAME) 1900 TINNIN RD. UNIT C9	(NAME)	007-14-0-B/009.00
(ADDRESS) GOODLETTSVILLE, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **MAGNOLIA PROPERTIES, L.L.C., a Tennessee Limited Liability Corporation**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. SHARP, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

UNIT NO. 9 OF BUILDING C ON THE PLAN OF MAGNOLIA STATION-PHASE ONE, A CONDOMINIUM, CREATED UNDER THE PROVISIONS OF T.C.A. SECTION 64-27-101, ET. SEQ., AS AMENDED , AND AS ESTABLISHED BY A MASTER DEED RECORDED AS INSTRUMENT NO. 20030827-0114444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS AMENDED IN THE AMENDMENT TO MASTER DEED RECORDED IN INSTRUMENT NO. 20041001-0118510 AND INSTRUMENT NO. 20040627-0073312. SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE SAID UNIT, AS SHOWN ON THE PLAN OF RECORD FILED AS EXHIBIT B TO THE SAID AMENDMENT TO MASTER DEED, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY, THE UNIT CONVEYED AND THE COMMON AREAS REFERRED TO HEREIN.

BEING PART OF THE SAME PROPERTY CONVEYED TO MAGNOLIA PROPERTIES, L.L.C. HEREIN BY QUITCLAIM DEED DATED JUNE 18, 2003, OF RECORD IN INSTRUMENT NO. 20030626-0087669, REGISTER'S OFFICE FOR SAID COUNTY.

This is improved property, known as 1900 Tinnin Rd, Unit C9, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 11th day of August, 2010.

Magnolia Properties, L.L.C.
By: Richard W. Uselton, Chief Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Richard W. Uselton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledges himself to be the Chief Manager of Magnolia Properties, L.L.C., the within named bargainor, a limited liability corporation, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability corporation by himself as Chief Manager.

DONE at offices in Hendersonville, Tennessee, on this the 11th day of August, 2010.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY