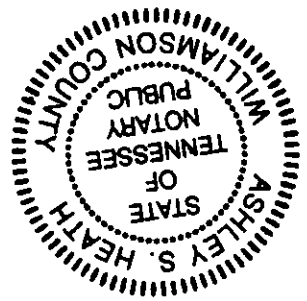
(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
~~615-377-3319~~



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$160,000.00

Shanna R Richardson
Affiant

Subscribed and sworn to before me, this 31st day of March, 2011.

Ashley S. Heath
Notary Public

My commission expires: March 18, 2014

BILL GARRETT, Davidson County (ry Stamp)
Trans:T20110019422 DEEDWARR
Recvd: 04/04/11 10:33 2 pgs
Fees:13.00 Taxes:592.00
20110404-0025551

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cherlly L. Bailey	New Owner	Map\Parcel: 081-08-0-F-002.00CO
1715 7th Avenue N # B		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Reliant Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cherlly L. Bailey , an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a certain Condominium Apartment known as Unit 2 of the Horizontal Property Regime of 1715 Seventh Avenue North Condominium, pursuant to Master Deed of record in Instrument No. 20070502-0052688, as amended of record in Instrument No. 20101112-0090786, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bruce Peebles and wife, Lisa Peebles, one/half undivided interest and John C. Jackson, one/half undivided interest, by Warranty Deed, from Rhonda Tretter-McCoy, married, of record in Instrument No. 20070502-0052687, Dated April 27, 2007. John C. Jackson conveyed his one/half undivided interest by Quitclaim Deed, to Bruce W. Peebles and wife, Lisa Peebles, of record in Instrument No. 20070502-0052689, Dated April 27, 2007. Said property was further conveyed to DeVan Ard, Jr., Trustee, of record in Instrument No. 20070525-0062468, dated May 23, 2007, who subsequently appointed A. Scott Hubbard, as Substitute Trustee, of record in Instrument No. 20100804-0061350. A. Scott Hubbard, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Substitute Trustee's Deed to Reliant Bank, of record in Instrument No. 20100922-0075349, Dated September 14, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters of record in Plat Book 21, page 105, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20070502-0052688 and amended in Instrument No. 20101112-0090786, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20070502-0052688, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1715 7th Avenue N # B, Nashville, TN 37208.

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 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 GRANTEES, 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 31st day of March, 2011.

Reliant Bank

By: J. Richard Belote, Jr.
Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, J. Richard Belote, Jr., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Reliant Bank and is authorized by said banking corporation to execute this instrument on its behalf.

Witness my hand, at office, this 31st day of March, 2011.

Notary Public

My Commission Expires: 9-29-13

KAREN MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires September 29, 2013

File #: 110115SH
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027