WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026411 DEEDWARR
Recvd: 05/04/11 11:24 2 pgs
Fees:13.00 Taxes:1332.00

24792

20110504-0034177

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF April, 2011.

(Affix Seal) Notary Public

My Commission Expires: 3-17-14

CAROL A CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Parcel ID#
Christopher T. Nelson and wife, Kristen L. Nelson	BRAND MORTGAGE GROUP	
218 Woodmont Circle	6224 SUGARLOAF PARKWAY	Map and Parcel 116-08-03500
Nashville, TN 37205	DULUTH, GA 30097	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, DONNA M. GLASSFORD, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto CHRISTOPHER T. NELSON AND WIFE, KRISTEN L. NELSON, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 7 on the plan of a Re-Subdivision of Lots Nos. 29 to 34 and 49 to 54 inclusive in the Kenner-Manor Land Companys Second Subdivision, of record in Book 547, page 134, Register's Office for said County.

SAID Lot No. 7 fronts 75 feet on the northerly side of Kenner Avenue and runs back 345 feet to a 10-foot strip and shows 54 feet on said strip.

BEING the same property conveyed to Donna M. Glassford, unmarried, by Warranty Deed from Karl E. Peters, dated July 29, 1999 of record in Book 11600, page 386, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2011 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 116-08-003500.

b. All matters appearing on the Plan of Kenner-Manor Land Companys Second Subdivision of record in Plat Book 547, page 134, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 218 Woodmont Circle, Nashville, Tennessee 37205.

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 the GRANTOR(S), does covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 25th day of April, 2011:

Donna M. Glassford

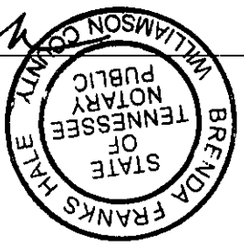
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2011.

Notary Public

My Commission Expires: 4/28/2013



RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin, TN