Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brandon H. Knell, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Tom C. Lowder, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, Being Unit No. 6 of Ireland 28 Condominium, also known as Ireland Street 28, a Horizontal Property Regime, as shown on Plat in Instrument No. 20040405-0037953 and established by Master Deed of record in Instrument No. 20040416-0043331 and amended Instrument No. 20040429-0048695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon H. Knell, an unmarried person by Special Warranty Deed dated October 16, 2008, recorded as Instrument No. 20081106-0110515, Register's Office for Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 906 Ireland Street, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of June, 2011.

Brandon H Knell by Lainie Allbee, Attorney-in-Fact

Brandon H. Knell by Lainie Allbee,
Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20110039706 DEEDWARR
Recvd: 07/01/11 13:41 2 pgs
Fees:13.00 Taxes:754.80

20110701-0050727

State of Tennessee)
County of Davidson)\

On this the 27th day of June, 2011, before me personally appeared Lainie Allbee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brandon H. Knell acknowledged that such person executed the same as the free act and deed of Brandon H. Knell.

Notary Public

My commission expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 204,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of June, 2011.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Tom C. Lowder 906 Ireland Street Nashville, TN 37208	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	82-13-B-6CO