WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER AS $525,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF AUGUST, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04095 SAGER CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
William Scott Sager and Suzanne Matula Sager	Tennessee Bank & Trust	132-05-0-082.00
4309 Gray Oaks Drive	330 Mayfield Drive Suite C-6	
Nashville, TN 37204	Franklin, TN 37067	

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

JARED D. ALLEN, MARRIED AND LORI NIXON, MARRIED*

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

WILLIAM SCOTT SAGER AND SUZANNE MATULA SAGER, HUSBAND AND WIFE

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

SEE EXHIBIT "A"

This is improved property known as 4309 Gray Oaks Drive, Nashville, TN 37204

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 9th day of August, 2011.

Jared D. Allen by H. Duane Allen attorney-in-fact
Jared D. Allen by H. Duane Allen, attorney-in-fact

Lori Nixon by H. Duane Allen attorney-in-fact
Lori Nixon by H. Duane Allen, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 9th day of August, 2011, before me personally appeared H. Duane Allen 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 **Jared D. Allen and Lori Nixon** and acknowledged that he executed the same as the free act and deed of said **Jared D. Allen and Lori Nixon.**

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

BILL GARRETT, Davidson County
Trans: T20110048956 DEEDWARR
Recvd: 08/10/11 10:51 2 pgs
Fees: 13.00 Taxes: 1942.50

20110810-0061587

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 20, SECTION 2 GLENDALE PARK, as shown on plat of record in Plat Book 1130, Page 61, 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 by Warranty Deed from Bryan Church, married to Jared D. Allen, as to an undivided 1/2 interest and Lori Nixon, as to an undivided 1/2 interest, as tenants in common as recorded on the 19th day of November, 2009 in Instrument No. 20091119-0106557, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Jared D. Allen and Lori Nixon pursuant to a power of attorney executed by the same on the 08/04/2011, and being filed for in Instrument # 20110810-0061585 & 20110810-0061586, Register's Office for Davidson County, Tennessee.

*Grantors warrant that the subject property has never been the marital residence of the Grantors and as such is not subject to any marital rights therein

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, GLENDALE PARK, as recorded in Plat Book 1130, Page(s) 61, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).