THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 414000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF SEPTEMBER, 2011. Notary Public MY COMMISSION EXPIRES: 11-7-2012 (AFFIX SEAL)

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damon L. Ploger	**Magna Bank**	MAP 117-16
1502 Grandview Drive	**6525 Quail Hollow, Ste 300**	PARCEL 32.00
Nashville, TN 37215	**Memphis, TN 38120**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Lisa Howard and husband Steven A. Howard**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Damon L. Ploger, a single man**

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 Lot 26 and the east 30 feet of Lot No. 27 of Block "M" on the map of Maplehurst, or record in book 843, page 22 and 23, Registers office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 80 feet on the north side of Grandview Drive and runs back between parallel lines 150 feet to a dead line, and measure 80 feet across the rear thereon.

Being the same conveyed to Lisa Howard and husband Steven A. Howard by Quitclaim Deed from Michael J. Philbin, Trustee as of record in Instrument No. 20070910-0108546, Registers office for Davidson County, Tennessee, dated September 6, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1502 Grandview Drive, Nashville, TN 37215.**

BILL GARRETT, Davidson County
Trans:T20110056972 DEEDWARR
Recvd: 09/14/11 09:49 2 pgs
Fees:13.00 Taxes:1531.80
20110914-0071218

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, their heirs and assigns forever; and we do covenant with 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 our hand(s) this the 12th day of September, 2011.

Lisa Howard

Lisa Howard

Steven A. Howard

Steven A. Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa Howard** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of September, 2011.

My Commission expires: May 8 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven A. Howard** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of September, 2011.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067