RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1090

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2011.

Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/28/13

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
WILLIAM T. FLUGAN P. O. Box 292667 Nashville, TN 37229	**SUNTRUST MORTGAGE, INC.** 401 Commerce St., Suite 6100 Nashville, TN 37219	**094160E11900CO**

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **R. J. YORK HOMES, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM T. FLUGAN, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit Number 119, on the Plan of Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to R. J. York Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Regent Land, LLC, a Tennessee limited liability company, of record in Instrument Number 20110411-0027748, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Regent Land, LLC, a Tennessee limited liability company, of record in Instrument Number 20051103-0133519, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. **Taxes for the year 2011 and subsequent years.**

This is improved property known as 905 Spence Enclave Court, Nashville, Tennessee 37210

BILL GARRETT, Davidson County
Trans:T20110063390 DEEDWARR
Recvd: 10/11/11 13:42 2 pgs
Fees:13.00 Taxes:514.30
20111011-0079005

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 aid 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 its hand this 29th day of September, 2011.

R. J. YORK HOMES, LLC, a Tennessee limited Liability company

By: _____
ROBIN YORK, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CHIEF MANAGER of the R. J. YORK HOMES, LLC, a corporation, and that he as such CHIEF MANAGER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as CHIEF MANAGER.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2011.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/28/13

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY