Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $68,289.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2011.

Notary Public
My commission expires: 02/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20110075705 DEEDWARR
Recvd: 12/01/11 10:28 2 pgs
Fees:13.00 Taxes:252.67
20111201-0093500

03-1103-37017

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah Milligan 8180 Poplar Creek Road Nashville, TN 37221	New Owner	142-09-0-E 109.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James D. Nelson, Jr. and wife, Kellie N. Nelson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sarah Milligan hereinafter called the Grantees, their successors 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 Unit No. 1323, together with carport designated as 1323-C on the plan of River Plantation Section Seven, Phase One, of record in Plan Book 5200, Pages 705-706 amended in Book 6392, Page 321, as shown on the Master Deed of record in Book 6226, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James D. Nelson, Jr. and wife, Kellie N. Nelson, by deed from Gary L. Sesler and wife, Phyllis L. Sesler, dated July 6, 2001 recorded July 10, 2001 of record in Instrument No. 20010710-0073596, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1323 General George Patton Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of November, 2011.

James D. Nelson, Jr.

Kellie N. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Nelson, Jr. and Kellie N. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of November, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013