WARRANTY DEED

Record + Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $445,000.00.

Affiant

Subscribed and sworn to before me this 16 day of March, 2012

Notary Public

My Commission expires: 7/3/12
(Affix Seal)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dana DeMoss	New Owner	Part of 10304013200
4209 Wyoming Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nebraska Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dana DeMoss and Mary Darden*** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*joint tenants with the right of survivorship

Land in Davidson County, Tennessee, being Private Element Unit 4207B on the Plan of Wyoming Village Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Wyoming Village Townhomes, a Townhouse Planned Unit Development of record in Instrument Number 20110713-0053618, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Wyoming Village Townhomes a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20110713-0053618, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Nebraska Holdings, LLC, by deed from Leslie M. Riley, married, on July 7, 2011, of record in Instrument Number 20110712-0053111, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue.
- Declaration of covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20110713-0053618, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4209 Wyoming Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this March 16, 2012.

Nebraska Holdings, LLC, a Tennessee Limited Liability Company

By Alan Woldt, Managing Partner

BILL GARRETT, Davidson County
Trans:T20120022135 DEEDWARR
Recvd: 03/27/12 11:14 2 pgs
Fees:13.00 Taxes:1646.50
20120327-0025937

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Alan Wildt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Nebraska Utilities, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/19/14