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

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2012.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William J. Harb	SunTrust Mortgage, Inc.	**Map\Parcel: 131-03-0-T-001.00CO**
1606A Shackleford Road	1001 Semmes Avenue RVW 5023	
Nashville, TN 37215	Richmond, VA 23224	

FOR AND IN 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 ACKNOWLEDGE, WE,

Reliant Bank

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

William J. Harb, Unmarried

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 Unit 1606A on the Plan of Green Hills Place Townhomes,a Horizontal Property Regime with Private Elements as shown on Exhibit "C" to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060511-0055571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete decription of said property.

Being the same property conveyed to Ryan Glore, unmarried and Jennifer Birchmore, unmarried, by Quitclaim Deed from Lamar Raley and wife, Terri Raley, of record in Instrument No. 20060511-0055575, dated April 28, 2006. Said property was conveyed to DeVan Ard, Jr., Trustee for Reliant Bank, of record in Instrument No. 20060511-0055576, dated April 28, 2006, who subsequently appointed A. Scott Hubbard, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the property was struck off and sold and conveyed by Substitute's Trustee Deed to Reliant Bank, of record in Instrument No. 20110622-0047890, dated June 17, 2011, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
All matters of record in Plat Book 547, Page 139, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20060511-0055571, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Instrument No. 20060511-0055571, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

BILL GARRETT, Davidson County
Trans:T20120042809 DEEDWARR
Recvd: 06/11/12 10:53 2 pgs
Fees:13.00 Taxes:2220.00

20120611-0050740

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 is improved property known as 1606A Shackleford Road, Nashville, TN 37215.

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 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 my/our hand(s) this 8th day of June, 2012.

Reliant Bank

By: Gene Whittle
Executive Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Lorene Peach, Notary Public for the State and County aforesaid, Gene Whittle, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Vice President of Reliant Bank and is authorized by said banking corporation to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of June, 2012.

My Commission Expires: 9-29-13

Notary Public

LORENE PEACH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires September 29, 2013

File #: 120409SH
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027