# Warranty Deed

BILL GARRETT, Davidson County
Trans:T20120069446 DEEDWARR
Recvd: 09/14/12 15:27 2 pgs
Fees:13.00 Taxes:1587.30
20120914-0083794

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $429,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2012.

Notary Public

My commission expires: 01/07/2013

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jared Lonon<br>Susan Lonon | Reliant Bank | |
| 1206 Grandview Drive | 101 Creekstone Blvd. | 117-16-0G-002.00-CO |
| Nashville, TN 37215 | Franklin, TN 37064 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EUGENE HARRIS NELSON, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARED LONON AND SUSAN LONON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

WILSON

Land in Davidson County, Tennessee, being Unit B of Grandview Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Grandview Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20101228-0102768, 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 Grandview Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20101228-0102768, and ByLaws appended thereto as Exhibit "C", said Register's Office, are 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 a portion of the same property conveyed to Eugene Harris Nelson by Quitclaim Deed from Admiral Investments, LLC, a Tennessee limited liability company of record at Instrument No. 20111129-0092610, Register's Office for Davidson County, Tennessee, dated November 22, 2011.

Being a portion of the same property conveyed to Admiral Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Eugene Nelson of record at Instrument No. 20100831-0069183, Register's Office for Davidson County, Tennessee, dated August 31, 2010.

Being a portion of the same property conveyed to Eugene Nelson by Warranty Deed from Randall L. Davidson and wife, Elaine Davidson of record at Instrument No.

20100831-0069182, Register's Office for Davidson County, Tennessee, dated August 31, 2010.

Being a portion of the same property conveyed to Randall L. Davidson and wife Elaine Davidson, as tenants by the entireties by Quitclaim Deed from Robert L. Sullivan, Trustee of record in Book 8699, page 70, Register's Office for Davidson County, Tennessee, dated August 07, 1992.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1206 Grandview Drive, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of September, 2012.

Eugene Harris Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eugene Harris Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of September, 2012.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013