WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $90,000.00

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 12th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150069260 DEEDWARR
Recvd: 08/18/15 08:28 4 pgs
Fees:23.00 Taxes:333.00
20150818-0082784

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Aida Negash **1206 Davidson Road** **Nashville, TN 37205**	**SAME**	142-14-06-061-00-CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **THE ESTATE OF TROY P. NELSON,** HEREINAFTER CALLED THE GRANTOR(S), IS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, **AIDA NEGASH** HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B ("Exceptions")**

This is X improved property, known as: 748 McPherson Drive. Nashville, Tennessee 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 GRANTEE, it's heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seised and possessed of said property in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said property to the said GRANTEE, it's 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 hand this 11th day of August, 2015.

The Estate of Troy P. Nelson

By: Brandy Nelson

Brandy Nelson Guy, n/k/a Brandy Lee Nelson
As Representative of the Estate of Troy P. Nelson

STATE OF TN
COUNTY OF DAVIDSON

BEFORE THE UNDERSIGNED, a Notary Public of the State and County aforementioned, personally appeared Brandy Guy, A/K/A Brandy Nelson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Personal Representative of The Estate of Troy P. Nelson, pursuant to that case styled In re: Probate of the Estate of Troy P. Nelson, Case no. 2015-PR-91,Chancery Court for Sumner County, Tennessee, Probate Division as such Personal Representative executed the foregoing instrument for the purpose therein contained, by signing the name of the estate as Personal Representative.

WITNESS my hand and seal, this 11 day of August, 2015.

NOTARY PUBLIC WILLIAM DICE SEAL Blackford County Expires 08-21-21 STATE OF INDIANA

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 748 McPherson Drive
Nashville, Tennessee 37221

Map/Parcel: 142-14-06-061-00-CO

Description:

TRACT 1: Land in Davidson County, Tennessee, being Unit No. 21A, on the Horizontal Property Regime for McPherson Place Townhomes, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being part of the same property conveyed to Troy Nelson, by deed from Tracy Vaught, of record in Instrument No. 20081204-0117740, dated November 19, 2008, corrected by Affidavit of Scrivener's Error, of record in Instrument No. 20090220-0015019, said Register's Office. Troy Nelson having since died. Said property sold pursuant to orders of the Chancery Court for Sumner County, Tennessee, Probate Division & styled IN RE; Probate of the Estate of Troy P. Nelson, Case no. 2015-PR-91.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 142-14-0C-061.00-CO and 142-14-0C-062.00-CO.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record In Instrument No. 20060601-0064701, said Register's Office.

4. Matters shown on the Plan of record in Plat Book 4300, page 114, said Register's Office.

5. Assessments, special assessments, charges and liens, contained in an instrument of record In Instrument No. 20060601-0064701, said Register's Office.

6. Easements as contained in an instrument of record In Instrument No. 20060601-0064701, said Register's Office.