PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 01/07/09 09:06 2 pgs
Fees:13.00 Taxes:573.13
20090107-0001494

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of December, 2008 by and between **Joshua M. Bailey and wife, Kellyn Bailey**, hereinafter referred to as GRANTOR, and **Mike Molinar, an unmarried man**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of RoseMonte, Phase One, of record in the Master Deed of RoseMonte recorded as Instrument Number 20051117-0138877, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Phase 1, Rosemonte, of record in Master Deed 200511170138877, the Register's Office for said County.

2) Restriction Agreement and Right of First Refusal contained in instrument of record in Instrument Number 200610060124732, Register's Office for said County.

3) Homeowners Association Charter of Instrument Number 200511220141352, Register's Office for said County.

4) Master Deed of record in Instrument Number 200511170138877 and 1st amendment of record in Instrument Number 200705170059078, Register's Office for said County.

Being the same property conveyed unto Joshua M. Bailey by Warranty Deed from Affordable Housing Resources, Inc., dated October 3, 2006, of record in Instrument Number 20061006-0124728, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **529 Swiss Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Joshua M. Bailey

Kellyn Bailey

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Joshua M. Bailey and wife, Kellyn Bailey, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of December, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CAROL HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Name and Address of Property Owner:
Mike Molinar
529 Swiss Avenue, Nashville, TN 37211

Send Tax Statements to:
Same

Map and Parcel--161.15-0B-026.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $154,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of December, 2008.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

28-1-382