THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28878-06-2009** **Record & Return To:** **Wagon Wheel Title and Escrow, LLC** **202 South 11th Street** **Nashville, TN 37206**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $178,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Dustin Hahn 123 Matthew Lane Nashville, TN 37215	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street #300 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 117070D03200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert A. Magnussen**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin Hahn***("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*UNMARRIED

This is improved property located at 123 Matthew Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2009.

Robert A. Magnussen

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert A. Magnussen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans: T20090043723 DEEDWARR
Recvd: 06/30/09 13:46 2 pgs
Fees: 13.00 Taxes: 658.60

20090630-0060873

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 32 as shown on the Amended Condominium Site Plan of Park Green, of record in Plat Book 6250, page 253, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in the Master Deed establishing Park Green Condominium, of record in Book 6247, page 872, as amended in Book 6453, page 717, and Book 8430, page 364, said Register's Office.

Being the same property conveyed to Robert A. Magnussen, unmarried, by deed dated 6/1/2004 from Jerry R. Miele, unmarried, of record in Instrument No. 20040607-0066579, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Park Green Homeowner's Association, Inc. of record in Book 6247, page 869, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Park Green, of record in Book 6247, page 872, amended in Book 6453, page 717, Book 8430, page 364, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 253, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6269, page 167, Register's Office for Davidson County, Tennessee.
6. Conveyance of Water Mains to Metro Government of record in Book 7275, page 808, said Register's Office.
7. Conveyance of Sewer Mains to Metro Government of record in Book 7275, page 811, said Register's Office.
8. Subject to rights of others in and to the common areas/or elements.