|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$175,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|19th DAY OF August, 2009.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-2-12
|(AFFIX SEAL)

JAMES A. FLECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura N. Ingley James M. Fallon 228 Hillsboro Place Nashville, TN 37215	Wells Fargo Bank NA 333 North Point Center E Alpharetta GA 30022	Map 117 0 30D Parcel 228.00CO

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 acknowledged, we,

Sara Caitlin Nierenberg, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Laura N. Ingley, unmarried and James M. Fallon, married
As tenants in common with rights of survivorship

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 No. 228 on the Plan of Hillsboro Station Condominiums, of record in Book 6250, page 751-753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete and accurate description.

Being the same property conveyed to Sara Caitlin Nierenberg, unmarried, by deed from Kala D. Kimes, dated April 2, 2007, of record in Instrument No. 20070404-0040292 Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2009 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 228 Hillsboro Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, their heirs and assigns, forever; and we do covenant with 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 hand(s) this 19th day of August, 2009.

Sara Caitlin Nierenberg

By: Jennifer Moss, her attorney in fact

BILL GARRETT, Davidson County
Trans:T20090057646 DEEDWARR
Recvd: 08/24/09 09:53 2 pgs
Fees:13.00 Taxes:647.50

20090824-0079213

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Moss**, Attorney in Fact for **Sara Caitlin Nierenberg**, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of **Sara Caitlin Nierenberg**, for the purposes therein contained.

Power of Attorney recorded in Instrument No. **20090813-0076110**, in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 19th day of August, 2009.

My Commission Expires: 03/07/2011

NOTARY PUBLIC James C Smith

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027