THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 272,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2010. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Drees	Fidelity Bank dba Fidelity Bank Mortgage	MAP 131-05-C
114 Forest Place Circle	3 Corporate Square; Suite 700	114.00 CO
Nashville, TN 37215	Atlanta, GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Marvin **W. Shaw, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Drees** , an unmarried woman

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 a condominium apartment known as Unit number 114 of The Hillsborough Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, page 699 and as further set out as Exhibit "B" to the Master Deed in Book 6822, page 721, Register's Office for Davidson County, Tennessee, to which source reference is hereby made; this conveyance is made together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Marvin W. Shaw by deed recorded as instrument number 20071105-0130236, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2010 which have been prorated and assumed by Grantee; (2) restrictions, covenants and conditions of record in book 6566, page 4, Book 6674, page 583; and Book 6822, page 721; (3) All easements of record, including easements recorded in Book 4161, page 814, Book 6229, page 484, Book 4377, page 710, Book 4403, page 627 and Book 6609, page 864; (4) All visible easements; (5) All matters appearing on the plan of record in Book 6250, page 699; (6) All applicable governmental and zoning regulations; (7) By-Laws recorded in Book 6822, page 747; (8) Charter of the Homeowners Association in Book 7925, page 64 and Book 8350, page 426; (9) Resolution recorded in Book 7052, page 19; (10) Storm Water Detention Agreement recorded in Book 6702, page 330 and, (11) deed of conveyance in Book 6303, page 601.

This is IMPROVED real property known as **114 Forest Place Circle, 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 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 this the 25th day of June, 2010.

Marvin W. Shaw

BILL GARRETT, Davidson County
Trans:T20100039378 DEEDWARR
Recvd: 06/29/10 08:32 2 pgs
Fees:13.00 Taxes:1008.25

20100629-0050498

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 **Marvin W. Shaw** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of June, 2010.

My Commission expires: 1-9-12

Notary Public