Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. FAS-10-508-8

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 10 day of August, A.D., 20 09, by and between

Laura A. Carron An unmarried person

First Parties, and

Second Parties,

Matthew Raymond Ginther, unmarried, and Emily Ruth Gabranski, unmarried, as joint tenants with rights of survivorship

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100------ ----Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 202 ON THE HORIZONTAL PROPERTY REGIME FOR GERMANTOWN MADISON SQUARE CONDOMINIUMS AS RECORDED IN THE MASTER DEED OF RECORD AS INSTRUMENT NO. 20061019-0129740, 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 MASTER DEED.

OWNER:
Matthew Raymond Ginther
508 Madison Street, #8
Nashville, TN 37208

RESPONSIBLE TAXPAYER:
NEW OWNER(S)
SAME

BILL GARRETT, Davidson County
Trans:T20100055851 DEEDWARR
Recvd: 09/07/10 11:44 2 pgs
Fees:13.00 Taxes:656.75
20100907-0070876

PROPERTY ADDRESS: 508 MADISON ST, #8
NASHVILLE, TN 37208

MAP & PARCEL: 082130D202.00

Being the same property conveyed to Laura A. Carron, unmarried by Warranty Deed from Germantown Madison Square LLC, a Tennessee limited liability company by Warranty Deed recorded October 1, 2007 in instrument number 20071001-0116312 Register's Office for Davidson County, Tennessee

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____ X _____

Laura A. Carron

✓STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Laura A. Carron An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of AUGUST, 2009.

✓ Diane M. Cochran Notary Public

My Commission Expires: MY COMMISSION EXPIRES 05/06/2013

DIANE M. COCHRAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN COUNTY OF DAVIDSON

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 177,500.00. Affiant Emily Pope Galvin

Subscribed and sworn to before me this 3rd day of September, 2010

My Commission Expires: Amanda Vaughn

01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY