Prepared By & Return To:
Tennessee Title Services, LLC
5764 Old Hickory Blvd., Ste B
Hermitage, TN 37076
10-0106H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,000.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20100065602 DEEDWARR
Recvd: 10/15/10 14:43 2 pgs
Fees:13.00 Taxes:440.30
20101015-0082926

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th **day of October, 2010**

Notary Public
Commission Expires: 9.17.2011

ADDRESS OF NEW OWNER:
Brian P. Maurer
146 Cumberland Trace
Nashville, TN 37214

SEND TAX BILLS TO:
5th 3rd Mtg
5050 Kingsley Dr.
Cincinnati, OH 45263

MAP & PARCEL
Map 073-16-0A

Parcel 146.00

WARRANTY DEED

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, I,

John D. Blonshine, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian P. Maurer unmarried, and Diane MacLachlan unmarried, as tenants in common with expressed 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 all of Unit No. 146 as shown on the Plat of Cumberland Trace, of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners' Association, and as described in Book 6218, page 528, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed John D. Blonshine, unmarried, by Warranty Deed dated March 22, 2010 from Elizabeth Ann Fowler, and filed in Instrument No. 20100324-0021934, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: 2011 Real Property Taxes for the County of Davidson, and every year thereafter; Subject to any and all matters on plan of record filed in Plat Book 5200, Page 724; Subject to HOA undivided Membership interest document of record in Book 6218, Page 528, said Register's Office; Subject to Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 6218, Page 825, amended in Instrument No. 20090825-0080066, and in Instrument No. 20040405-0038158, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 146 Cumberland Trace Nashville TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signed this the 12 day of October 2010.

John D. Blonshine

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Blonshine 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 and official seal this 12 day of October, 2010.

Notary Public
Commission Expires:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires September 9, 2014