WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/10 13:32 2 pgs
Fees:13.00 Taxes:1073.00
20101018-0083272

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$290,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of Oct, 2010.

Notary Public
My Commission expires Jan 6, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Greg A. Mabey	Same	092-16-0-A-005.00CO
33 Music Square West, Unit 108A		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Timothy E. King and wife, Melody C. King**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Greg A. Mabey**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 108 A as shown on Exhibit A-1 to the Revised Master Deed of Georgetown Place Condominiums, of record in Book 6241, page 303, Register's Office for Davidson County, Tennessee as revised by a First Amendment thereto of record in Book 6431, page 85, said Register's Office and as revised by Second Amendment thereto by instrument No. 20010425-0041027, Register's Office for Davidson County, Tennessee together with an undivided interest in the common elements and other rights set forth in such Master Deed, as revised, being part of Section One on the Plan of Georgetown Place, of record in Book 6050, page 30, which plan voided, vacated and superseded the recording of Lots Nos. 84 through 88, inclusive of the O.H. Hayes Plan of Small Lots, of record in Book 6601, page 449, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy E. King and wife, Melody C. King, by deed from Georgetown Masters, Inc., on December 13, 2001, of record in Instrument Number 20011214-0138369, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greg A. Mabey, from Timothy E. King and wife, Melody C. King, by deed on October 14, 2010, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 in the estimated amount of $4,012.71 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 092-16-0-A-005.00CO.
- Subject to all matters as shown on the Plan of record in Book 6050, page 30, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6436, page 140, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6241, page 303; and Book 6431, page 85; and Instrument Number 20010425-0041027, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6241, page 334, Register's Office for Davidson County, Tennessee.

This is improved property known as: **33 Music Square West, Unit 108A, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 14, 2010.

Timothy E. King

Melody C. King

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy E. King and Melody C. King** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 14, 2010

My commission expires Jan 6, 2014

Notary Public

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY