WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026618 DEEDWARR
Recvd: 05/05/11 08:31 2 pgs
Fees:13.00 Taxes:913.53
20110505-0034450

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $246,900.00.

Affiant

Subscribed and sworn to before me this 19th day of APRIL, 2011.

Notary Public
My Commission expires: 01/07/2013
(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:
Ryan E. Rowland	A00098 National Mortgage Corp.	061-07-0-094.00
800 Broadmoor Drive	1800 Robert Fulton Drive, #350	
Nashville, TN 37216	Reston, VA 20191	

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, **M-Pulse Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan E. Rowland and Mischa Rowland, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5, 6, 7 and the west one-half of Lot No. 8, in Block "F" and the east one-half of Grinstead Place, closed, adjacent to Lots 5, 6 and 7 on the Map of Broadmoor, of record in Book 547, pages 161 and 162, Register's Office for Davidson County, Tennessee.

Described as follows said property is particularly and accurately described in Deed of record in Book 4538, page 503, Register's Office for Davidson County, Tennessee to which Deed reference is hereby made for a more complete and accurate description thereof.

Beginning at a point in the center line of Grinstead Place, closed, in the southerly boundary of Woodruff Drive; thence with the margin of said Drive, easterly 155 feet to a point, which is 25 feet westerly from the common corner of Lot No. 7 and 8 on said plan; thence southerly parallel to and 25 feet from the dividing line between Lots 8 and 9, 150 feet to the northerly line of Lot 15; thence with the boundary of the same, westerly 25 feet to a point in the easterly line of Lot 4; thence with the same, northerly 10 feet to the common corner of Lots 4 and 5; thence with the line between said Lots, westerly 130 feet to a point in the center of Grinstead Place, closed; thence with the same, northerly 140 feet to the point of beginning.

Being the same property conveyed to M-Pulse Properties, LLC, by deed from SunTrust Bank, on September 13, 2010, of record in Instrument Number 20100922-0075314, 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 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 547, page 161 and 162, Register's Office Davidson County, Tennessee.

This is improved property known as: **800 Broadmoor Drive, Nashville, TN 37216**

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 April 19, 2011.

M-Pulse Properties, LLC, a Tennessee limited liability company

By Brandon McDonald, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of April, 2011, before me, appeared **Brandon McDonald,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **Managing Member** of **M-Pulse Properties, LLC,** and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Brandon McDonald** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 8/19/14

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY