BILL GARRETT, Davidson County
Trans:T20110045097 DEEDWARR
Recvd: 07/26/11 10:03 2 pgs
Fees:13.00 Taxes:444.00
20110726-0057049

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 Alice J Sylvester
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2011.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: (AFFIX SEAL) 7/23/2012

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Molinyawe & Ashley Love 301 Sloan Road Nashville, TN 37209	Fifth Third Mortgage P.O.Box 630170 Cincinnati, OH 45263	Map & Parcel 103080B30100CO

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, we,

Louis Hargett Sylvester, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mark E. Molinyawe and Ashley D. Love, husband and wife

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 301 on the plan of Parklane Condominiums, Phase V, Exhibit "B" to the Master Deed, of record in Book 7896, Page 710, amended in Book 7937, Page 67, Register's Office for said County to which plan and exhibit "B" are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Louis Hargett Sylvester, a single person by Deed from Sydney Paige McClain, a single person dated May 27, 1994 of record in Book 9361, Page 252, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 7896, Page 710, Amended in Book 7937, Page 67, Register's Office for Davidson County, Tennessee.
2) Property is subject to Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase V, of record in Book 7896, Page 710, amended in Book 7937, Page 67, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
3) 2011 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **301 Sloan Road, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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(s) this 22nd day of July, 2011.

Louis Hargett Sylvester

Louis Hargett Sylvester

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Louis Hargett Sylvester, with whom I am personally acquainted, (or who 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, at office, this 22nd day of July, 2011.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4834 Lebanon Road
Hermitage, TN 37076

Return to:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483