| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,999.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2012<br>Notary Public<br>MY COMMISSION EXPIRES: May 6, 2013<br>(AFFIX SEAL) |

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Purdy Mallen | Avenue Bank | MAP 093-52B |
| 700 Church Street # 307 | 3823 Cleghorn Avenue | PARCEL 015.00CO |
| Nashville, TN 37203 | Nashville TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Barry C. Nelson and Frederick Barry Nelson** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Purdy Mallen** 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 located in Davidson County, Tennessee, being Unit No. 307 of Bennie Dillon, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same as set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bennie Dillon, a condominium of record as Instrument Number 20051215-0150617, as amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910 and Instrument No. 20110725-0056667, Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners; said Unit being depicted on Exhibit "C" to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed and parking space number 824 as set forth in Exhibit "F" to the amendment of Master Deed of record as Instrument No. 20060801-0093636, Register's Office for Davidson County, Tennessee.

**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Gentian Falstrom, spouse of Barry C. Nelson, joins in this conveyance to convey her marital interest.

**Being the same property conveyed to Barry C.,Nelson and Frederick BArry Nelson by deed from HSBC Bank USA, N.A. of record as Instrument No. 20090904-0083671, RODC.

This is (X) IMPROVED property known as **700 Church Street # 307, Nashville, TN 37203.**

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 our hand(s) this the 27 day of March, 2012.

Barry C. Nelson

Gentian Falstrom

BILL GARRETT, Davidson County
Trans: T20120024603 DEEDWARR
Recvd: 04/04/12 13:46 3 pgs.
Fees: 18.00 Taxes: 432.90

20120404-0028797

Frederick Barry Nelson

STATE OF Texas
COUNTY OF Nueces

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frederick Barry Nelson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21 day of March, 2012.

My Commission expires: 8-26-12

Norma Conyers
Notary Public

NORMA CONYERS
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
8-26-2012

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barry C. Nelson and Gentian Falstrom** the bargainorS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainorS, and who acknowledged that she & he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of March, 2012.

My Commission expires: 1/20/16

Notary Public

ROBIN FEINGOLD SINGER
Notary Public, State of New York
No. 02SI6104235
Qualified in New York County
Commission Expires Jan. 20, 2016