THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $*** 220,000.00

Affiant

Subscribed and sworn to before me this 6TH day of April, 2012.

Judy M. Chambers
Notary Public

My Commission Expires: 1/24/16

BILL GARRETT, Davidson County
Trans:T20120026174 DEEDWARR
Recvd: 04/10/12 14:29 3 pgs
Fees:18.00 Taxes:814.00
20120410-0030716

JUDY M. CHAMBERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Marbut Glenn Gaston, Jr., Trustee 2211 Crestmoor Road Nashville, Tennessee 37215	SAME	MAP 117-07-0 K PARCEL 005.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($***10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Paul G. Leiman and wife, Andrea Leiman, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems without the requirement of the joinder of any Trustor or Beneficiary, (hereinafter called the "GRANTEE"), his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING that certain condominium apartment unit known as Unit No. 3309 on the Plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) as of record in Plat Book 9700, page 293, as amended, and as described in the Master Deed of record in Book 10283, page 431, as amended, and as of record in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made and the same incorporate herein for a complete description of said

Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

BEING the same property conveyed to Paul G. Leiman and wife, Andrea Leiman, by Warranty Deed dated May 25, 2005, from Tate Investments, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20050531-0060795 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3309 Golf Club Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his successors and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Golf Club Place Condominiums of record in Book 9700, page 293, as amended in Instrument No. 20050330-0034751 in the Register's Office for Davidson County, Tennessee.

3. The Master Deed and By-Laws and Exhibits thereto as of record in Book 10283, page 431, as amended in Instrument No. 20040616-0071447, Instrument No. 20050105-0001979 and Instrument No. 20050330-0034571 in the Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 9643, page 877, in the Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance of water and sewer lines in Book 10131, page 838, in the Register's Office for Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 5th day of April, 2012.

Paul G. Leiman

Andrea Leiman

STATE OF Maryland)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul G. Leiman and Andrea Leiman, the bargainors, 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 5th day of April, 2012.

Notary Public

My Commission Expires: 8/31/2015

MARISSA D. GUERRA
Notary Public
Montgomery County
Maryland
My Commission Expires Aug 31, 2015