GSRM 80044

BILL GARRETT, Davidson County
Trans:T20120044525 DEEDWARR
Recvd: 06/15/12 15:54 2 pgs
Fees:13.00 Taxes:499.50
20120615-0052889

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $135,000.00. Cary Bennett Leaman Affiant Subscribed and sworn to before me, this 14th day of June, 2012. Notary Public My Commission Expires: 5-20-14

Address New Owner As Follows: Cary Bennett Leaman 306 Sloan Drive Nashville, TN 37209	Send Tax Bills To: New Owner	Map-Parcel Number: 103 08 0B 306.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy W. Moylan, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cary Bennett Leaman**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, Being Unit No. 306, Parklane Condominiums, Phase V, Exhibit "B", of record in Book 7896, page 710, and amended in Book 7937, page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Timothy W. Moylan, unmarried, by deed from Daniel H. Golwyn, Jr. and wife, Colleen Helen Golwyn, of record in Book 9677, page 222, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Parklane Condominiums, Phase V, of record in Book 7896, page 710, amended in Book 7937, page 67, Register's Office for Davidson County, Tennessee.

3. Charter of The Parklane Homeowner's Association, Inc., of record in Book 7376, page 580, Register's Office for said County.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **306 Sloan Drive, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of June, 2012.

Timothy W. Moylan by Eric Johnson, his Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20120615-0052888, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Eric Johnson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Timothy W. Moylan and who acknowledged that he executed the same as the free act and deed of Timothy W. Moylan.

WITNESS my hand, at office, this 14th day of June, 2012

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 9.3.12

490598.1/2010969