THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12122721**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $186,500.00. Affiant Subscribed and sworn to before me, this11th day of January, 2013. Notary Public My Commission Expires: 6-5-16

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

WARRANTY DEED

Address New Owner: Melissa D. Golas 4500 Post Road Unit D-48 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-14-A-48.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel W. Tisinger, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel B. Golas and Gretchen A. Golas. and Melissa D. Golas as joint tenants with right of survivorship, each as to the others** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. D-48 on the plan of THE HILLWOOD CONDOMINIUMS, in Plat Book of record in Book 6250, Page 503, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Joel W. Tisinger, unmarried by Warranty Deed from Mark C. Velligan, married, recorded on the 16th day of February, 2005 in Instrument No. 20050216-0017461, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HILLWOOD CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 503.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLWOOD CONDOMINIUMS of record in Book 5280, Page 464 , as amended by instrument(s) of record in Book 5281, Page 357, Book 6553, Page 108 and Book 6612, Page 155; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Erica Tisinger, wife of Joel W. Tisinger, joins in this instrument for the purposes of conveying any and all interest, marital or otherwise, in said property.

This is improved property located at 4500 Post Road Unit D-48 Nashville TN 37205.

BILL GARRETT, Davidson County
Trans:T20130003987 DEEDWARR
Recvd: 01/15/13 10:40 2 pgs
Fees:13.00 Taxes:690.05
20130115-0004732

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2013.

Joel W. Tisinger by Jennie Garth Lovvorn, Erica Tisinger, by Jennie Garth Lovvorn,

Joel W. Tisinger by Jennie Garth Lovvorn, his attorney-in-fact his attorney in fact

Erica Tisinger, by Jennie Garth Lovvorn, her attorney-in-fact her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennie Garth Lovvorn,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Joel W. Tisinger and Erica Tisinger,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of January, 2013.

Notary Public

My Commission Expires: 9/9/14

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014