Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

39-B
File #13-1088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Landman, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Michael Salato, Jr.**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Building 11, Apartment D, ST MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, as shown on plat of record in Plat Book 4460, Page 186, amended at Instrument No. 20031107-0163683, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Landman by deed from David A. Bailey, dated May 31, 2006, of record as Instrument No. 20060601-0064113, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 940 Gale Lane #132, Nashville, TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of April, 2013.

Matthew Landman

BILL GARRETT, Davidson County
Trans:T20130037283 DEEDWARR
Recvd: 05/06/13 09:16 2 pgs
Fees:13.00 Taxes:804.75
20130506-0045158

State of Tennessee)
County of Davidson)

On this 25th day of April, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Landman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA POSTON-WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 217,500.00.

Affiant

Sworn and subscribed before me on this the 25th day of April, 2013.

Notary Public

My Commission Expires: 8-19-13

M.L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

NEW OWNER:
James Michael Salato, Jr.
940 Gale Lane #132
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
owner

TAX MAP-PARCEL #:
118-5A-42