Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 13th day of June, 2013.

Notary Public
My Commission Expires: ~~04/06/16~~ 2/13/17

BILL GARRETT, Davidson County
Trans:T20130050116 DEEDWARR
Recvd: 06/14/13 08:59 2 pgs
Fees:13.00 Taxes:758.50
20130614-0060851

13-0047

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark P. Michaels	NEW OWNER	104 04 0 E
1101 18th Avenue South, #600		600.00 CO
Nashville, TN 37212		

WARRANTY DEED

For and in 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 **Brad Lavoie and wife, Mary Kathleen Goodman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark P. Michaels**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 600 together with Parking Space Number 67, of 1101 Eighteenth Avenue, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 1101 Eighteenth Avenue of record in Instrument Number 20060807-0096688, and re-recorded in Instrument Number 20060817-0101760, in the 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 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 buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed to Brad Lavoie and wife, Mary Kathleen Goodman by deed from Matthew B. Roberts aka Cpt. Matthews B. Roberts and Megan Y. Roberts, married, dated February 27, 2012, recorded as Instrument No. 20120305-0018770, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1101 18th Avenue South, #600, Nashville, TN 37212.**

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 hands this 13th day of June, 2013.

Brad Lavoie

Mary Kathleen Goodman

STATE OF Georgia
COUNTY OF Chatham

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Brad Lavoie and wife, Mary Kathleen Goodman**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at 6999 Abercorn Street, GA, this 13th day of June, 2013.
Savannah, GA 31405

Notary Public

My Commission Expires: 5/09/2016

Rochelle K Ferguson
NOTARY PUBLIC
Chatham County, GEORGIA