THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20130056383 DEEDWARR
Recvd: 07/02/13 15:04 2 pgs
Fees:13.00 Taxes:1017.50
20130702-0068459

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***275,000.00.

Affiant

Subscribed and sworn to before me this 27 day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Cynthia MacLean 517 Armistead Place Nashville, Tennessee 37215	Cynthia MacLean 517 Armistead Place Nashville, Tennessee 37215	MAP 116-12-0 D PARCEL 517.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand and 00/100 Dollars ($***275,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Jerry T. Knoch, Executor of the Estate of Gloria Knoch Bianco, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Cynthia MacLean and Bradley MacLean, wife and husband, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 517 on the Plan of Revised Burlington Condominium Plat of Phase II - Condominium Lot, of record in Book 6250, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gloria K. Bianco by Warranty Deed dated October 25, 2006, from Nancy S. Cook of record as Instrument Number 20061027-0133553 in the Register's Office for Davidson County, Tennessee; the said Gloria K. Bianco (aka Gloria Knoch Bianco) having since died testate on June 18, 2012, and by her Last Will and Testament of record as Case No. 12P1302 in the Seventh Circuit Court Probate Division for Davidson County, Tennessee, subject property vested in Jerry T. Knoch, Executor, with the direction and full power to sell said subject property.

This is improved property known as 517 Armistead Place, 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 GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he as Executor is lawfully seized and possessed of said land in fee simple, has 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 Revised Burlington Condominium Plat of Phase II – Condominium Lot of record in Book 6250, page 96, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his successors 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.

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 GRANTOR has executed this instrument on this the 27 day of June, 2013.

Jerry T. Knoch Executor of the Estate of Gloria K. Bianco

Jerry T. Knoch, Executor of the Estate
of Gloria K. Bianco

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry T. Knoch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Executor executed the within instrument for the purposes therein contained by signing as the Executor of the Estate of Gloria K. Bianco.

Witness my hand and official seal this 27 day of June, 2013.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY