THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31299-07-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $154,500.00. Affiant Subscribed and sworn to before me this 11th day of July, 2013. Notary Public My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: MSG Enterprises, LLC 3777 Peachtree Rd NE #1731 Atlanta, GA 30319	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 120 E 00500 CO

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, **Claire C. Holman, unmarried and Sara Holman, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MSG Enterprises, LLC** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2113 Acklen Avenue, Apt. E, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20130059460 DEEDWARR
Recvd: 07/12/13 10:05 3 pgs
Fees:18.00 Taxes:571.65
20130712-0072190

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

Claire C. Holman

Claire C. Holman

Sara Holman by Claire C. Holman, Attorney-in-fact

Sara Holman
BY: Claire C. Holman, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Claire C. Holman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Claire C. Holman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 the said **Sara Holman** and is authorized by the said **Sara Holman** to execute this instrument on her behalf.

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

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5, together with the appurtenant interest in the common elements of Parker House Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20061211-0152323, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Claire C. Holman and Sara Holman, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, of record in Instrument No. 20110818-0063855, Register's Office for Davidson County, Tennessee. By quitclaim deed dated December 10, 2011, and recorded in Instrument No. 20111219-0098456, said Register's Office, Sara Holman conveyed eighteen percent (18%) of her undivided one-half interest in subject property to Claire C. Holman.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
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 Parker House Condominium, of record in Instrument No. 20061211-0152323, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.