File Box 8

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130065571 DEEDWARR Recvd: 07/31/13 15:02 2 pgs Fees:13.00 Taxes:684.50 20130731-0079918	The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.** Affiant Subscribed and sworn to before me, this the 31st day of July, 2013. Notary Public My commission expires:

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2017

THIS INSTRUMENT WAS PREPARED BY:
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lauren Pappas-McCaw	GUARANTEED RATE, INC.	**Map 104-14-0-D, Parcel 018.00CO**
2719 Linmar Avenue	3940 N. RAVENSWOOD	
Nashville , TN 37215	CHICAGO, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Sarah Emily Phy and husband William; A. Sanders,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren A. Pappas-McCaw

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 18 also known as 2719 of the Linmar Place III Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Linmar Place III Condominiums, of record in Book 7887, page 558, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7887, page 594, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of as set out on Exhibit "C" to the Master Deed , said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sarah Emily Phy, unmarried, by Warranty Deed from Jennifer L. Hudson, unmarried, of record in Instrument No. 20060901-0108385, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed , Book 7887, page 558, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7887, page 594, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of William A. Sanders, pursuant to a Power of Attorney executed by same on the 19th day of July, 2013, of record in Instrument No. 20130731-0079917 , Register's Office for Davidson County, Tennessee.

This is improved (_X__) Unimproved (____) property, known as 2719 Linmar Avenue, Nashville , TN 37215

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 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 my/our hand(s) this **31st** day of **July, 2013.**

Sarah Emily Phy
Sarah Emily Phy

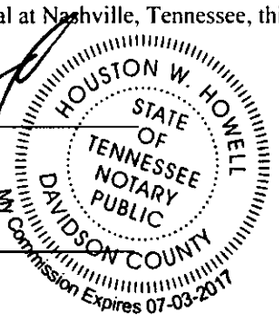
William A. Sanders
William A. Sanders
By: Sarah Emily Phy, Attorney-in-Fact
Sarah Emily Phy, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Sarah Emily Phy,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2013.**

Notary Public



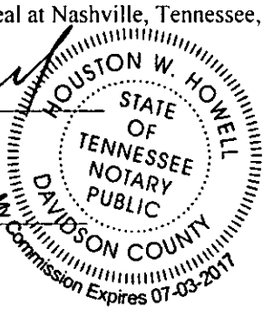
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Sarah Emily Phy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **William A. Sanders**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Sarah Emily Phy** for the purpose therein contained, by signing the name of by **Sarah Emily Phy** herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st day of July, 2013.**

Notary Public



My Commission Expires:_____