THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 08/01/13 12:08 3 pgs
Fees:18.00 Taxes:1013.80
20130801-0080203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***274,000.00.

Affiant

Subscribed and sworn to before me this 19 day of July, 2013.

Notary Public

My Commission Expires: 8.20.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER

Milton E. Gilliland, Jr.
800 Woodland Street #106
Nashville, Tennessee 37206

SEND TAX BILLS TO

45Bank
4801 Frederica
Owensboro KY
42301

MAP & PARCEL NOS.

MAP 082-16-0 E
PARCEL 006.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Four Thousand and 00/100 Dollars ($***274,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Harry C. Blake, unmarried, and Dennis P. O'Brien, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Milton E. Gilliland, Jr. and Sheila D. Gilliland, husband and wife, (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:

BEING Unit No. 106, together with parking space #19 and the appurtenant interest in the common elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Harry C. Blake, unmarried, and Dennis P. O'Brien, unmarried, as joint tenants with right of survivorship, by Warranty Deed dated November 19, 2004, from City View Lofts, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20041129-0141716 and re-recorded as Instrument No. 20041216-0149838 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 800 Woodland Street #106, Nashville, Tennessee 37206.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees herein.

2. Matters, if any, shown on the Plan of record as Instrument No. 20020828-0104026 in the 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.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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 GRANTORS have executed this instrument on this the 19 day of July, 2013.

Harry C. Blake

Dennis P. O'Brien

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 Harry C. Blake and Dennis P. O'Brien, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of July, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K C Asplint

Commission Expires: 7/6/15

