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PREPARED BY (AND RETURN TO):

BILL GARRETT, Davidson County
Trans:T20130076936 DEEDWARR
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52822
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leonard A. Mathews 932 Ireland Street Nashville, TN 37208	Quicken Loans, Inc. 1050 Woodward Avenue Detroit, MI 48226-37221

TAX MAP-PARCEL NUMBERS: 082130B01900C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Michael Bassham, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Leonard A. Mathews hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 19 of Ireland 28 Condominiums, also known as Ireland Street 28, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20040416-0043331, amended in Instrument No. 20040429-0048695, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Michael Bassham by Warranty Deed from Affordable Housing Resources, Inc., dated May 14, 2004, recorded May 18, 2004 in Instrument No. 20040518-0058334 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record as Exhibit "A" to the Master Deed in Instrument No. 20040416-0043331, amended in Instrument No. 20040429-0048695 , said Register's Office, which Plan shows minimum building set back lines and easements and to which reference is hereby made for a more complete description. Master Deed and By-laws of record in Instrument No. 20040416-0043331, amended in Instrument No. 20040429-0048695; said Register's Office; Restrictions of record in Book 9183 page 130, amended in Book 11625 page 280, and Instrument No. 20020925-0051069, said Register's Office; and all Matters shown on the instrument of record in Instrument No. 20040405-0037953, said Register's Office.

This is improved property, known as: 932 Ireland Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2013.

Michael Bassham

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2013 , before me the undersigned authority, personally appeared Michael Bassham , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn and subscribed before me this the 30th day of August, 2013

Notary Public

My Commission Expires: 11/5/14

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014