BILL GARRETT, Davidson County
Trans:T20130077489 DEEDWARR
Recvd: 09/06/13 14:08 2 pgs
Fees:13.00 Taxes:2220.00
20130906-0094413

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 130860[illegible]

CATHERINE M. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-06-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this30th day of August, 2013.

Notary Public
My Commission Expires: 12-6-2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Mitchell Gavigan, Jr. 1208A Linden Ave Nashville TN 37212	New Owner	Tax Parcel ID No. 105-13-0-J 002.00 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, **John Ingrassia, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Mitchell Gavigan, Jr. unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2 on the Plan of Linden Place, as established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime for Linden Place, of record as Instrument No. 20100201-0008054, Register's Office for Davidson County, Tennessee, and as set forth in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Linden Place, of record as Instrument No. 20100205-0009513, said Register's Office. Reference is made to "Exhibit B" to the said First Amendment for the plat identifying Unit 2 of Linden Place.

Being the same property conveyed to John Ingrassia by Warranty Deed from LC Investments, LLC, recorded on the 20th day of July, 2010 in Instrument No. 20100720-0056732, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLEMMONS SUBDIVISION, as recorded in Plat Book 5800, Page(s) 262.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20100201-0008054, amended at Instrument No. 20100205-0009513.

Charter recorded at Instrument No. 20100210-0010469.

Driveway Easement Agreement recorded at Instrument No. 20070214-0018766.

This is improved property located at 1208A Linden Ave Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2013.

John Ingrassia by Will Chapman, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for John Ingrassia,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of August, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014