WARRANTY DEED

STATE OF Maryland
COUNTY OF Harford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEREMY SOPER NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 12, 2016 HARFORD COUNTY, MD

DOCUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Sparrow	New Owner	131 09 0A 010.00 CO
(NAME)	(NAME)	
201 Sheffield Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I. BARBARA ANN GOSTOMSKI, EXECUTOR OF THE ESTATE OF RICHARD E. FLORIAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY SPARROW, __MARRIED,** 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:

See Attached Exhibit "A"

This is: Improved property, known as 201 Sheffield Place (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) 37215 (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 25 day of Sept., 2013.

Barbara Ann Gostomski

Barbara Ann Gostomski, Executor of the Estate of
Richard E. Florian

BILL GARRETT, Davidson County
Trans:T20130084998 DEEDWARR
Recvd: 10/02/13 09:50 3 pgs
Fees:18.00 Taxes:1988.75
20131002-0103254

STATE OF Maryland
COUNTY OF Harford

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Barbara Ann Gostomski, Executor of the Estate of Richard E. Florian, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Bel Air, ~~Tennessee~~ Maryland, this 25th day of September, 2013.

Notary Public

My Commission Expires: 10/12/2016

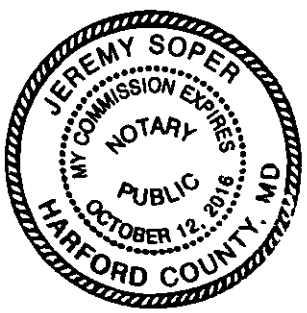


Exhibit "A"

Unit No. 10, as shown on the recorded Plan of Sheffield Condominiums, a condominium development as of record in Book 5200, page 348, Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description.

Being the same property conveyed to RICHARD E. FLORIAN AND WIFE, FLORENCE E. FLORIAN, by deed from JOHN T. ROCHFORD, III, of record in Book 5893, page 515, dated May 28, 1982, said Register's Office. Florence E. Florian having since died leaving Richard E. Florian as surviving tenant by the entirety. Richard E. Florian now being deceased and his will being of record in Docket No. 13P-710 leaving said property in BARBARA ANN GOSTOMSKI, TRUSTEE.