File-25372-8 Box 14

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31407-08-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $172,000.00. Affiant Subscribed and sworn to before me this 25th day of September, 2013. Notary Public My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

WARRANTY DEED

Address New Owner: Christopher Seth McVey 324 Sloan Road Nashville, TN 37209	**Send Tax Bills To:** Farmington Financial 2002 Richard Jones Rd. Suite 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 103 080 B 32400 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, **Christopher Andrew Sullivan, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Seth McVay, a single man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 324 Sloan Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of September, 2013.

Christopher Andrew Sullivan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher Andrew Sullivan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2013.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 8, 2016

BILL GARRETT, Davidson County
Trans:T20130085028 DEEDWARR
Recvd: 10/02/13 10:08 2 pgs
Fees:13.00 Taxes:636.40
20131002-0103300

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 324, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase V, a horizontal property regime established by Master Deed of record in Book 7896, page 710, amended in Book 7937, page 67, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Christopher Andrew Sullivan by deed dated September 26, 2012, from Michael A. Drish, married, of record in Instrument No. 20121003-0090256, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Parklane Homeowners Association of record in Book 7710, page 305, amended in Book 7895, page 173, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Parkland Condominiums, Phase V, of record in Book 7896, page 710, amended in Book 7937, page 67, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.