BILL GARRETT, Davidson County
Trans:T20130087799 DEEDWARR
Recvd: 10/10/13 12:16 2 pgs
Fees:13.00 Taxes:802.90

20131010-0106486

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, is $217,000.00 (Two Hundred Seventeen Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of September, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES 1-11-2017

STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARIAL SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
James C. Hildreth 5105B Michigan Avenue Nashville, TN 37209	NOLA Lending Group, LLC 4000 S. Sherwood Forest Blvs, Ste 202 Baton Rouge, LA 70816	091070d00200co

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER MARLOW AND WIFE LINDSAY MARLOW,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JAMES C. HILDRETH, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Unit 5B of The Row at 51st Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Row at 51st Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070905-0106500, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Row at 51st Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070905-0106500, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Christopher Marlow and wife, Lindsay Marlow by deed from Lisa Friedland, Susan Henderson, and Roger Lee of record in Instrument No. 20080825-0086945, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **5105B MICHIGAN AVENUE** **NASHVILLE,TN**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 allgenders.

LTSR Number:

GTE File: 2013

WITNESS, this 30th day of September, 2013

Christopher Marlow

Lindsay Marlow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of September, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christopher Marlow and Lindsay Marlow** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of September, 2013.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 15, 2016