NEW OWNER:

John M. Tumminello
332 Sylvan Park Ln.
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~ Avenue Bank
111 10th Avenue South, Suite 200
Nashville, TN 37203

FILE NO: 13-1029

Map/Parcel: 10401-0-F 0180.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130089888 DEEDWARR
Recvd: 10/18/13 11:24 2 pgs
Fees:13.00 Taxes:1147.00
20131018-0109038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MATTHEW T. BROWN, a single man,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN M. TUMMINELLO** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 18, West End Station Condominiums, Phase 1, as established under Master Deed of record in Instrument No. 20070712-0083315, Amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Matthew T. Brown, a single person by Warranty Deed from Michael A. Flushman and Tanya R. Flushman, husband and wife, recorded on the 2nd day of July, 2012 in Instrument No. 20120702-0057610, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as: 332 Sylvan Park Ln., Nashville, TN 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **October, 2013**.

MATTHEW T. BROWN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MATTHEW T. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 15th day of **October, 2013**.

NOTARY PUBLIC

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **310,000.00** .

AFFIANT

Sworn to and subscribed to before me 15th day of **October, 2013**.

NOTARY PUBLIC

My commission expires 5/20/14

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC 2 DAVIDSON COUNTY, TN