BILL GARRETT, Davidson County
Trans:T20130092978 DEEDWARR
Recvd: 10/30/13 13:45 2 pgs
Fees:13.00 Taxes:2867.50
20131030-0112760

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of October, 2013 by and between Condo Club I, Inc., hereinafter referred to as GRANTOR, and Matthew J. Resnick and Leeron S. Resnick, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Horton Heights, Section "E", as of record in Book 2133, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Said Lot No. 257 fronts 120.0 feet on the easterly side of Summerly Drive, and extends back between lines 565 feet on the southerly side and 537 feet on the northerly side to a dead line in the rear on which it measures 123.4 feet.

Being the same property conveyed to Condo Club I, Inc., by Warranty Deed from Amy H. Bunton and husband, Michael E. Bunton, dated February 8, 2013, recorded February 19, 2013, of record in Instrument 201302190016046, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Amy H. Bunton and husband, Michael E. Bunton by Warranty Deed from William Todd Porter, Jr. a single person dated January 12, 2007, recorded January 16, 2007 of record in Instrument No. 200701160006259, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 804 Summerly Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Condo Club I, Inc.

By: _____
Michael Ellsworth, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Suzanne Thomas, a Notary Public of said State and County aforesaid, personally appeared **Michael Ellsworth** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Condo Club I, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin TN, this the 28th day of October, 2013.

Suzanne Thomas
Notary Public
My Commission Expires:_____

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

Name and Address of Property Owner:
Matthew J. Resnick and Leeron S. Resnick
804 Summerly Drive
Nashville, TN 37209

Send Tax Statements to:

New owner

map & Parcel 102-12-96.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $774,999.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of October, 2013.

Notary Public

My Commission Expires: 07/03/17

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-318