WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093592 DEEDWARR
Recvd: 11/01/13 10:52 2 pgs
Fees:13.00 Taxes:814.00

20131101-0113469

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF OCTOBER 2013.

Notary Public

MY COMMISSION EXPIRES: 10/5/16

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT 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
Convexity Payments, LLC	NEW OWNER	096-01-OB-006.00-CO
(NAME)	(NAME)	
120 Donelson Pike, Condominium 203		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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**, KARLA C. MILLER, FKA KARLA C. HEWITT, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONVEXITY PAYMENTS, LLC, AN INDIANA LIMITED LIABILITY CORPORATION,** 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:

Land in Davidson County, Tennessee, being Unit No. 203 as shown on the Plan of One Hundred Twenty Donelson Pike Office Condominiums as established by Master Deed of record in Book 6974, page 649, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made; reference is also made to "Exhibit C" of the said Master Deed for a plat setting out the specific description and location of the said Unit 203.

Being the same property conveyed to Karla C. Hewitt, by deed from Timothy Shannahan and Linda Somers of record in Instr. No. 20080905-0091177, Registers Office for Davidson County, Tennessee. Further conveyed to Karla C. Hewitt by Quitclaim Deed from Owen T. Hewitt (pursuant to Divorce Decree Docket No. 09-D-V-26, Wilson County General Sessions Court) of record in Instr. No 20100730-0059851, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 120 Donelson Pike, Condominium 203 Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (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 my hand this 30th day of October, 2013.

Karla C. Miller

Karla C. Miller

STATE OF DAVIDSON
COUNTY OF Davidson

On this 30th day of October, 2013 before me personally appeared Karla C. Miller, FKA Karla C. Hewitt, the person who executed the foregoing instrument, and acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee this 30 day of October, 2013.

Commission expires:

Notary Public

JOHN A. BELL, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014