WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00.

Affiant

Subscribed and sworn to me on November 15, 2013.

NOTARY PUBLIC
My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

BILL GARRETT, Davidson County
Trans: T20130098395 DEEDWARR
Recvd: 11/19/13 15:25 2 pgs
Fees: 13.00 Taxes: 444.00

20131119-0119403

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas W. Molen 5025 Hillsboro Pike, Unit 14K Nashville, TN 37215	Fifth Third Mortgage 5001 Kingsley Drive Cincinnati, OH 45263	Map 131-1-D Parcel 94 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Melissa L. Martin, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Thomas W. Molen, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 94 also known as Apartment No. 14-K on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof; together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, as amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office.
>
> Being the same property conveyed to Melissa L. Martin, unmarried, by deed from Brent Z. Daughrity, or record in Instrument No. 20091014-0095183, said Register's Office of Davidson County, Tennessee.
>
> The property being conveyed is also known as 5025 Hillsboro Pike, Unit 14K, Nashville, TN 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE they 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 GRANTOR does further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Melissa L. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On November 15th, 2013, before me personally appeared Melissa L. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 15th day of November, 2013

Notary Public

My Commission Expires: 9-11-17

