WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/13 08:10 2 pgs
Fees:13.00 Taxes:251.60
20131120-0119439

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$68,000.00.**

Glenda King
Affiant

Subscribed and sworn to before me this 15th day of November, 2013.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Glenda Allen King	Same	093010A25200CO
510 Gay Street Unit #914		
Nashville, TN 37219	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John C. Muster**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Glenda Allen King**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit 914 as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, Page 417, Register's Office for Davidson County, Tennessee, to which Master Deed reference is made for a more complete and accurate description.

Being a part of the same property conveyed to Capitol Towers Limited by deed from Capitol Towers Apartments, Inc., as of record in Book 5428, Page 329, Register's Office for Davidson County, Tennessee. Further conveyed to John C. Muster and wife, Catherine Cavette by Warranty Deed from Capitol Towers Limited, of record in Book 8911, Page 612, Register's Office for Davidson County, Tennessee. Further conveyed to Ken Mitchell by Final Decree Confirming Sale of the Chancery Court for Davidson County, Tennessee in Case No. 95-695-II, of record in Book 9915, Page 36, Register's Office for Davidson County, Tennessee. Further conveyed to John C. Muster by Quitclaim Deed from Ken Mitchell, of record in Instrument Number 20011012-011771, Register's Office for Davidson County, Tennessee. Further conveyed to John C. Muster by Agreed Order in Case No. 13-930-I, Chancery Court for Davidson County, Tennessee, of record in Instrument Number 20131016-0107892, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Master Deed of record in Book 8607, Page 417 and Book 2883, Page 312, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2735, Page 473, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 2663, Page 120; Book 7900, Page 345, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20130517-0050049 and 20120628-0056845, Register's Office for Davidson County, Tennessee.

This is improved property known as: **510 Gay Street Unit #914, Nashville, TN 37219**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 15, 2013.

John C. Muster

BY: Attorney-in-fact
Andy Maloney, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Andy Maloney, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for John C. Muster, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name John C. Muster, the bargainor(s), by the said Andy Maloney, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of November, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY