THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***230,000.00.

Affiant

Subscribed and sworn to before me this 26 day of November, 2013.

Notary Public

My Commission Expires: 8.21.17

BILL GARRETT, Davidson County
Trans:T20130101178 DEEDWARR
Recvd: 12/03/13 08:23 2 pgs
Fees:13.00 Taxes:851.00
20131203-0122707

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Glenn E. Montgomery 4500 Post Road E-57 Nashville, Tennessee 37205	Glenn E. Montgomery 4500 Post Road E-57 Nashville, Tennessee 37205	MAP 103-14-0A PARCEL 057.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($***230,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Roy M. Overcast, Jr., unmarried, and Ralph A. DiPalma, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Glenn E. Montgomery, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. E-57 as shown on the Revised Plan of The Hillwood, a Condominium, of record in Plat Book 6250, Page 503, a Horizontal Property Regime, and established by the Master Deed of record in Book 5280, page 464, as amended in Book 5281, Page 357, Book 6553, Page 108, Book 6612, Page 155, Book 7702, Page 606, Book 7822, Page 263, Instrument No. 20081125-0115372 and Instrument No. 20130326-0029697, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

BEING the same property conveyed to Roy M. Overcast, Jr., unmarried, and Ralph A. DePalma, unmarried, as joint tenants with right of survivorship, by Warranty Deed dated June 3, 2013, from Nora L. Diehl, unmarried, of record as Instrument No. 20130604-0056581 in the Register's Office for Davidson County, Tennessee. A Scrivener's Affidavit of record as Instrument No. 20131114-0117939 in said Register's Office was recorded to correct the spelling of the last name of Ralph A. **DiPalma**.

This is improved property known as 4500 Post Road E-57, Nashville, Tennessee 37205.

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

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2014 and all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of The Hillwood of record in Book 6250, page 503, and the Master Deed and By-laws of record in Book 5280, page 464, as amended in Book 5281, page 357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606, Book 7822, page 263, Instrument No. 20081125-0115372 and Instrument No. 20130326-0029697 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 26 day of November, 2013.

Roy M. Overcast, Jr.

Ralph A. DiPalma

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy M. Overcast, Jr. and Ralph A. DiPalma, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of November, 2013.

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 8.21.17