THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31544-11-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $105,000.00. Affiant Subscribed and sworn to before me this 27th day of November, 2013. Notary Public My Commission Expires GERALD D. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Kenneth G. Diehl, Jr., Robert M. Diehl P.O. Box 41457 Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 110 B 04500 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Connemara Properties, LLC, a California limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth G. Diehl, Jr. and Robert M. Diehl, as tenants in common**("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3600 Hillsboro Pike, #C-13, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20130101389 DEEDWARR
Recvd: 12/03/13 11:30 3 pgs
Fees:18.00 Taxes:388.50
20131203-0122987

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of November, 2013.

Connemara Properties, LLC, a California limited liability company

By: _____
James T. Denton, Jr., Manager

STATE OF MINNESOTA, COUNTY OF CARVER:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James T. Denton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Manager of Connemara Properties, LLC, the maker or a constituent of the makerand is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of November, 2013.

_____
Notary Public

My Commission Expires: 1/31/2015

MICHELE ANN KOCKA
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-13 on the Revised Plan of The Villager East, of record in Plat Book 5200, page 235, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager East Condominium, a horizontal property regime established by Master Deed of record in Book 5457, page 298, corrected in Book 5553, page 336, Register's Office for Davidson County, Tennessee.

Beinvg the same property conveyed to Connemara Properties, LLC, by quitclaim deed dated January 13, 2009, from James T. Denton, Jr., of record in Instrument No. 20090724-0069860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 117 110 B 04500 CO.
2. Charter of Incorporation of Villager East Homeowners' Association, Inc. of record in Book 5450, page 744, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Villager East Condominium, of record in Book 5457, page 298, corrected in Book 5553, page 336, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 235, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4110, page 245, Register's Office for Davidson County, Tennessee.