BILL GARRETT, Davidson County
Trans:T20140006924 DEEDWARR
Recvd: 01/30/14 10:23 2 pgs
Fees:13.00 Taxes:423.65

20140130-0008360

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $114,500.00

Affiant

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn to before me, this 27 day of January, 2014.

Notary Public
My commission expires: 7/3/17

05-1312-66179

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael J. Masters 236 Buck Run Drive Nashville TN 37214	NEW OWNER	122-01-0-A-340.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marion Mingle, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael J. Masters, hereinafter called the Grantees, their successors 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. 7, together with the appurtenant interest in the common elements of Woodland Point Townhomes, Phase IX, a horizontal property regime established by the Master Declaration of Restrictive Covenants for Woodland Pointe, of record in Instrument No. 20001011-0101044, as supplemented in Instrument No. 20020725-0089575, and as further supplemented in Instrument No. 20020904-0107261, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Marion Mingle, unmarried by deed from Ole South Properties, Inc., dated August 28, 2003, recorded September 8, 2003, of record in Instrument No. 20030908-0130613, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 236 Buck Run Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of January, 2014.

Marion Mingle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marion Mingle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 27th day of January, 2014.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16