File Box 8

FROM: Emily Flournoy and husband, Daniel Flournoy
TO: Joshua Thomas Bautz

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Joshua Thomas Bautz 122 Matthew Lane Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	Map 117-7-D Parcel 9

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2014.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public
My Comm. Expires:_____

BILL GARRETT, Davidson County
Trans: T20140007794 DEEDWARR
Recvd: 02/03/14 14:53 3 pgs
Fees: 18.00 Taxes: 906.50
20140203-0009524

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, Emily Flournoy, formerly known as Emily Armstrong, and husband Daniel Flournoy, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Joshua Thomas Bautz, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit 9, on the Plan of Park Green Condominiums, of record in Book 6250, page 253, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Park Green, as of record in Book 6247, page 872, as amended in Book 6453, page 717 and Book 8430, page 364, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the

common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for a more complete description thereof.

Being the same property conveyed to Emily Armstrong, unmarried, by deed from Elizabeth D. Brown, unmarried, of record as Instrument No. 20110921-0073205, Register's Office for Davidson County, Tennessee. Emily Armstrong is now known as Emily Flournoy.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2014 property taxes, which have been prorated.

2. All matters shown on the plan of record in Book 6250, page 253, said Register's Office.

3. Master Deed for The Park Green Homeowners' Association, and the By-Laws appended thereto, of record in Book 6247, page 872, said Register's Office, as amended in Book 6453, page 717 and Book 8430, page 364, said Register's Office.

4. Rights of others in and to the use of the common elements.

This is improved property located at 122 Matthew Lane, Nashville, Tennessee 37215.

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 heirs and assigns, forever, and GRANTORS do 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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. 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 hand this 31st day of January, 2014.

Emily Flournoy

Emily Flournoy

Daniel W. Flournoy

Daniel Flournoy

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 Emily Flournoy and Daniel Flournoy, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.