THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14010058**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $329,900.00. Affiant Subscribed and sworn to before me, this 25th day of February, 2014. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Feb. 7th, 2017

BILL GARRETT, Davidson County
Trans:T20140013486 DEEDWARR
Recvd: 02/26/14 14:08 2 pgs
Fees:13.00 Taxes:850.63
20140226-0016523

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jane C Cook 1049 Chicamauga Ave., Unit 2 Nashville TN 37206	New Owner	Tax Parcel ID No. 083050C00200CO

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, **M Holding, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane C Cook, unmarried,** , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2, as shown on Declaration of Covenants, Conditions and Restrictions for the Townhomes at Chicamauga Homeowners' Association, Inc. of record in Instrument No. 20130627-0066365, Site Plan on Exhibit C, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to M Holding, LLC by Warranty Deed from Ralph M. White, recorded on the 28th day of May, 2013 in Instrument No. 20130528-0053328, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 63, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130627-0066365 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or

national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter recorded at Instrument No. 20131204-0123728.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20130618-0062359.

This is improved property located at 1049 Chicamauga Ave., Unit 2 Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2014.

M Holding, LLC

BY: _____
Chris Choate, Sole Member of Ten Talents Properties, LLC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chris Choate, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole Member of Ten Talents Properties LLC (member of M Holding, LLC), the within named bargainor, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand, at office, this 25th day of February, 2014.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014