THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010097** BILL GARRETT, Davidson County Trans:T20140015317 DEEDWARR Recvd: 03/06/14 09:22 2 pgs Fees:13.00 Taxes:872.83 20140306-0018754	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,900.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2014. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Daniel O'Donnell 1049 Chicamauga Avenue, Unit #3 Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083050C00300CO

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 **Daniel O'Donnell, 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 No. 3 shown as Exhibit "C" in the Declaration of Covenants, Conditions, Restrictions and By-Laws of Townhomes at Greenwood Row Homeowners' Association, Inc. of record in Instrument No. 201306270066365 amended in Instrument No. 201402130012902 and Instrument No. 201402190014253, formerly known as Lot 15 and the easterly 40 feet of Lot 16 of Block A on the Plan of Eastwood Addition of record in Plat Book 332, page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M Holding, LLC by Deed from Ralph M. White of record in Instrument No. 2013528-0053328, Register's Office for Davidson County, Tennessee, dated 5/24/2013 and recorded on 5/28/2013.

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.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Plan as Exhibit "C" of record in Instrument No. 20130627-0066365, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declarations, Covenants, Conditions, Restrictions and By-Laws of record in Instrument Number 20130627-0066365 and amended in Instrument Number 201402130012902 and further amended in Instrument Number 201402190014253, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on

race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for the Chicamauga Homeowners Association of record in Instrument No. 20130627-0066365, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1049 Chicamauga Avenue, Unit #3 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 27th 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 27th day of February, 2014.

_____
Notary Public
My Commission Expires: _____

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