THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14030310**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2014. My Commission Expires September 9, 2014 Notary Public My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140016326 DEEDWARR
Recvd: 03/11/14 08:56 2 pgs
Fees:13.00 Taxes:647.50
20140311-0020129

WARRANTY DEED

Address New Owner: Ray Garwacki, Jr. and Connie W. Garwacki 5025 Hillsboro Pike #18-G Nashville TN 37215	Send Tax Bills To: Ray & Connie Garwacki 35233 Via Famero Dr. Acton, CA 93510	Tax Information: Tax Parcel ID No. 131-01-0D-152.00-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, **Martin Barry McCord, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ray Garwacki, Jr. and Connie W. Garwacki, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 152 as shown on the Plat of Georgetown Apartments, a condominium of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with a .420% undivided interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, page 325, et seq., said Register's Office, all to which reference is hereby made for a complete description of said Unit.

Said Unit is also known as Apartment No. 18-G.

Being the same property conveyed to Martin Barry McCord, unmarried by Warranty Deed from Lisa J. Battaglia, unmarried of record in Instrument No. 20040730-0091556 Register's Office for Davidson County, Tennessee, dated July 29, 2004 and recorded on July 30, 2004.

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 5200, Page 4, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5211, Page 325, amended in Book 5616, page 133 and Book 6079, page 516, 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. Appointment of Successor Trustee for Master Deed of record in Book 10225, Page 413, Instrument No. 20100505-0033908 and Instrument No. 20120823-0076049, in the Register's Office for Davidson County, Tennessee.

By-Laws of The 5025 Hillsboro Homeowners' Association attached as Exhibit "C" to the Master Deed of record in Book 5211, Page 325, in the Register's Office for Davidson County, Tennessee.

Charter of 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.

Easement for overhead lines of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.

Easement for water and sewer services of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20110620-0047283, in the Register's Office for Davidson County, Tennessee.

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

This is improved property located at 5025 Hillsboro Pike #18-G Nashville TN 37215

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 7th day of March, 2014.

Martin Barry McCord

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martin Barry McCord, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014