Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF MAY, 2014. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHIL TRELLO	**SAME**	**052-13-0B-156.00 CO**
(NAME) **3023 PENN MEADE WAY**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CHRISTOPHER A. MATHE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHIL TRELLO AND NELLIE MERCADO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 194 on the Condominium Site plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Plat Book 9700, page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher A. Mathe from Rachel E. Mure, unmarried, by deed dated August 31, 2011, of record as Instrument No. 20110902-0068082, Register's Office for Davidson County, Tennessee. Further, being conveyed to Christopher A. Mathe and Daniel A. Clinton, by Quitclaim Deed from Christopher A. Mathe, dated August 31, 2011, of record in Instrument No. 20110906-0068953, said Register's Office. Then, being further conveyed to Christopher A. Mathe by Quitclaim Deed from Daniel A. Clinton dated April 6, 2012, of record in Instrument No. 20120410-0030615, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 9700, page 858; Warranty Deed and Flowage Easement of record in Book 2200, page 119; Deed of Conveyance of record in Book 7061, page 172, Book 7061, page 196, Book 9523, page 164, and Book 9523, page 168; Stormwater Detention Agreement of record as Instrument No. 20010816-0088874; Master Deed of record in Book 7566, page 571, as amended as Instrument No. 20040915-0111299; Declaration of Submission of River Glen, Phase IV, Section II of record in Book 11532, page 610; Resolution of record as Instrument No. 20040915-0111301, said Register's Office; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140031119 DEEDWARR
Recvd: 05/06/14 11:08 2 pgs
Fees:13.00 Taxes:340.40
20140506-0038466

unimproved ( )
This is improved(X) property, known as **3023 PENN MEADE WAY, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 5 day of May, 2014.

CHRISTOPHER A. MATHE

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 **Christopher A. Mathe**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th of May, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public