WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046281 DEEDWARR
Recvd: 06/30/14 11:03 2 pgs
Fees:13.00 Taxes:1202.50

20140630-0057024

G-KW-14-1101-606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph M. Dolan and Dorothy R. Dolan	**CMG Mortgage Inc**	
(NAME)	(NAME)	
1101 18th Avenue South #606	**3160 Crow Canyon Road, Ste 400**	**104040E60600CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **I. ROBERT MATLOFF AND NATALIE F. MATLOFF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH M. DOLAN AND DOROTHY R. DOLAN, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 606, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, rerecorded at Instrument No. 20060817-0101760, in the Register's Office of Davidson County, Tennessee.

Parking Space Number 26 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to I. Robert Matloff, husband and wife, Natalie F. Matloff, as joint tenants with rights of survivorship by Warranty Deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, recorded on the 27th day of July, 2009 in Instrument No. 20090727-0070099, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1101 EIGHTEENTH AVENUE of record inInstrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760 , as amended by instrument(s) of record in Instrument No. 20090624-0058837; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement recorded in Instrument No. 20060120-0007524, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement recorded at Instrument No. 20060120-0007509, Rgister's Office for Davidson County, Tennessee.
- An Application to Combine Parcels recorded at Instrument No. 20060213-0017351, Register's Office for Davidson County, Tennessee.
- Reciprocal Easement recorded at Instrument No. 20070926-0114981, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement recorded at Instrument No. 20071010-0120355, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1101 18th Avenue South #606, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF JUNE, 2014.

I. Robert Matloff by John Gleaves,
Attorney in Fact

Natalie F. Matloff by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of I. ROBERT MATLOFF AND NATALIE F. MATLOFF, and who acknowledged he executed the same as the free act and deed of the said I. ROBERT MATLOFF AND NATALIE F. MATLOFF.

Witness my hand and official seal, this the 26th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212