This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20140047723 DEEDWARR
Recvd: 07/03/14 12:29 3 pgs
Fees:18.00 Taxes:980.13
20140703-0058914

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Evan Silverstein and wife, Christie Silverstein**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Katherine Mary Dean, a single woman** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Located in Davidson County, Tennessee, being Unit No. 412, on the plan of The Park at Melrose Condominiums, filed as Exhibit to and established by Master Deed of record in Instrument No. 20070917-0110745, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to Evan Silverstein by Warranty Deed dated 03/26/2010 from Hillview Village Partnership, a Tennessee general partnership of record in Instrument 201003290022889, Register's Office for Davidson County, Tennessee.

Map & Parcel: 105-14-0-C 412.00CO

This property is known as: **2310 Elliott Ave., Unit 412, Nashville, TN 37204**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any 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.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 30th day of June, 2014.

Evan Silverstein by Christie Silverstein his attorney-in-fact
Evan Silverstein by Christie Silverstein his Attorney-in-Fact

Christie Silverstein
Christie Silverstein

Christie Silverstein, wife of Evan Silverstein joins herein for the purpose of conveying any right title or interest she may have in the herein described property by virtue of her marriage to Evan Silverstein.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christie Silverstein with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Evan Silverstein and is authorized by Evan Silverstein to execute this instrument on his behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 30 day of June, 2014.

NOTARY PUBLIC

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12/27/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 30th day of June, 2014.

NOTARY PUBLIC



My Commission Expires: 12/27/16

Grantee(s) Name, Address:	Send Tax Statement To:
Katherine Mary Dean	F+M Bank
2310 Elliott Ave., #412	50 Franklin Street
Nashville, TN 37204	Clarksville, TN 37040

STATE OF TENNESSEE
COUNTY OF Davidson

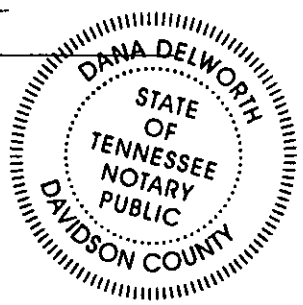
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$264,900.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 2nd day of ~~June~~ July, 2014.

Affiant

(Seal)

Notary Public



My commission expires:

10/18/16