3

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31781-05-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$235,500.00~~ 235,000.00 Affiant Subscribed and sworn to before me this _____ day of July, 2014. Notary Public My Commission Expires: March 8, 2016

R. L. MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

BOX 50-B RETURN TO:
PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner: Matthew Frederick Garvey 3855 Whitland Avenue Nashville, TN 37205	**Send Tax Bills To:** F&M Bank 2021 Richard Jones Road, Ste 200 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 103 160 F 00100 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, **Matthew H. Greene and wife, Mira-Klode Lambert Ferland, and Adrian H. Greene, married**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Frederick Garvey** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3855 Whitland Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now nor has it ever been the marital principal residence of Adrian H. Greene.

BILL GARRETT, Davidson County
Trans:T20140050831 DEEDWARR
Recvd: 07/16/14 09:14 3 pgs
Fees:18.00 Taxes:869.50
20140716-0062639

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of July, 2014.

Matthew H Greene by EJS, Atty in Fact
Matthew H. Greene
BY: Elizabeth J. Smith, Attorney-In-Fact

Mira-Klode Lambert Ferland by EJS, Atty in Fact
Mira-Klode Lambert Ferland
BY: Elizabeth J. Smith, Attorney-In-Fact

Adrian H Greene by EJS, Atty in Fact
Adrian H. Greene
BY: Elizabeth J. Smith, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth J. Smith, with whom I am personally acquainted (or 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 she is the Attorney-In-Fact for the said **Matthew H. Greene, Mira-Klode Lambert Ferland and Adrian H. Greene** and is authorized by the said **Matthew H. Greene, Mira-Klode Lambert Ferland and Adrian H. Greene** to execute this instrument on their behalf.

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

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 9, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A on the Plan of Wilson Place, of record in Plat Book 6200, page 3, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wilson Place, a horizontal property regime established by Master Deed of record in Book 6268, page 296, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew H. Greene, an unmarried man, Mira-Klode Lambert Ferland, an unmarried woman, and Adrian H. Greene, a married man, by deed dated June 18, 2010, from Jonathan Eric Rogers and wife, Karen M. Rogers, of record in Instrument No. 20100622-0048680, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 103 160 F 00100 CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Wilson Place, of record in Book 6268, page 296, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6200, page 3, Register's Office for Davidson County, Tennessee.