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. 31918-07-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Ashley Reiss Affiant Subscribed and sworn to before me this 12th day of September, 2014. Notary Public for the State of Tennessee My Commission Expires: 6-5-16

DORA L. HOOSLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Marion Pellegra 5910 Old Harding Pike Nashville, TN 37205	**Send Tax Bills To:** FIRST COMMUNITY MORTGAGE 245 HERITAGE PARK DR. MURFREESBORO, TN 37129	**Tax Information:** Map and Parcel No.: 129 040 A 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, **The Bacon Group, Inc., a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marion Pellegra** ("Grantee"), her 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 5910 Old Harding Pike, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 and assigns, to warrant and forever defend the title to said real estate to Grantee, her 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of September, 2014.

The Bacon Group, Inc., a Tennessee corporation

By: _____
Richard Bacon, President

Davidson County DEEDWARR
Recvd: 09/18/14 07:52 4 pgs
Fees:23.00 Taxes:1665.00
20140918-0085495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Richard Bacon, 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, and who further acknowledged that he is the President of The Bacon Group, Inc., a Tennessee corporation, and he is authorized by The Bacon Group, Inc., to execute this instrument on its behalf.

Witness my hand at office this 12th day of September, 2014.

Notary Public for the State of Tennessee

My commission expires _____

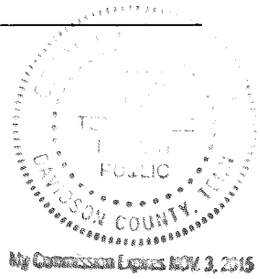


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 5910, together with the appurtenant interest in the common elements of Cottages at Post I Townhomes, a horizontal property regime with private elements established by Declaration of record as Instrument No. 20130522-0051540, as corrected in Instrument No. 20140917-0085473, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned corrected Declaration, to which plan reference is made for a more complete description.

Being part of the same property conveyed to The Bacon Group, Inc., a Tennessee corporation, by warranty deed dated May 1, 2007, from Michael Nixon, of record as Instrument No. 20070502-0052350, Register's Office for Davidson County, Tennessee.

NOTE: THE INSTRUMENT OF CORRECTION RECORDED AT INSTRUMENT NO. 20140917-0085473 MODIFIES THE LEGAL DESCRIPTION OF THE UNIT BY CHANGING ITS ASSIGNED UNIT NUMBER FROM 5906 TO 5910 TO ESTABLISH CONFORMITY BETWEEN THE LEGAL DESCRIPTION AND THE ADDRESS OF THE UNIT AND BY CORRECTING THE NAME OF THE DEVELOPER FROM "RICHARD BACON" TO "THE BACON GROUP, INC."

This conveyance is made subject to:

1. State and County taxes for the year 2014, which have been prorated between the parties and assumed by the Grantee.
2. Charter of Incorporation of Cottages at Post I Townhomes Corporation of record in Instrument No. 20130711-0072052, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Cottages at Post I Townhomes, of record in Instrument No. 20130522-0051540, as corrected in Instrument No. 20140917-0085473, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 2330, page 155, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

