WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/14 14:38 2 pgs
Fees:13.00 Taxes:259.00
20141031-0100790

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $70,000.00

Affiant

Subscribed and sworn to before me this 30th day of October, 2014

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andy Maloney, Trustee	SAME	163050B20300CO
2818 Bransford Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shelley Marie Conatser, Unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, Trustee for the Real Estate Options Trust,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot No. 194, on the Plan of Exhibit "A" Master Deed Lot Layout (Private Element) Phase V, Mill Park (formerly Hickory Hollow Town Homes), as shown by plat appearing of record in Instrument Number 20050131-0011265, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Shelley Marie Conatser, Unmarried from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C. by Cash Deed for Tennessee on June 15, 2012, of record in Instrument Number 20120619-0053486, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on Master Deed of record in Instrument Number 20050131-0011265, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10719, Page 425; Book 11167, Page 757; Instrument Number 20050131-0011265, amendment to By-Laws of record in Book 11167, Page 759, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 10719, Page 419, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 10506, Page 278; Book 9700, Page 538; Book 11378, Page 991 and Book 11221, Page 249, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5170 Hickory Hollow Pkwy Unit #121, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 30, 2014.

Shelley Marie Conatser
Shelley Marie Conatser

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Shelley Marie Conatser,** to me known to be the person escribed in and who executed the foregoing instrument, and acknowledged that she executed he same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 30, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY