BILL GARRETT, Davidson County
Trans:T20140082983 DEEDWARR
Recvd: 11/04/14 08:38 2 pgs
Fees:13.00 Taxes:1315.35
20141104-0101546

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0899

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2014

Notary Public
Commission Expires:

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Quentin J. Minson 1829B 5th Avenue North Nashville, TN 37208	Bank of America, N.A. 4909 Savarese Circle Tampa, FL 33634	081-08-0T-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James P. Raley, Jr., an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Quentin J. Minson, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being 1829 Unit No. B of 5th and Coffee Townhomes, a Planned Unit Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code annotated, under the Declaration of Covenants, Conditions and Restrictions, establishing 5th and Coffee Townhomes of record in Instrument Number 20111020-0081710, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the Administration thereof, and all Easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility Easements nor or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit C; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D, to which reference is hereby made to said Declaration for a more complete and accurate description.

BEING the same property conveyed to James P. Raley, Jr., an unmarried person, by Warranty Deed from Kenner & McLean Development Group, Inc., dated 1/31/13 and recorded 2/4/13 in Instrument No. 20130204-0011338; and being part of the same property previously conveyed to Kenner & McLean Development Group, Inc., a Tennessee corporation, by Special Warranty Deed from CRM Central Properties, LLC, a Georgia limited liability company, dated 5/10/11 and recorded 5/11/11 in Instrument No. 20110511-0035986, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1829B 5th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of ~~October~~, 2014.

James P. Raley, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
James P. Raley, Jr.
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of October, 2014.

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

(Notary Seal)