North Carolina

STATE OF ~~TENNESSEE~~
COUNTY OF BRUNSWICK

The actual consideration or value, whichever is greater, for this transfer is $134,400.00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2015

Notary Public

My commission expires: January 14, 2020

KATE DANFORD NOTARY PUBLIC BRUNSWICK COUNTY, NC

(Notary Stamp)

BILL GARRETT, Davidson County
Trans:T20150034283 DEEDWARR
Recvd: 05/05/15 09:51 2 pgs
Fees:13.00 Taxes:497.28
20150505-0040617

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Ste. 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas McMahon, Jr. and Holly Fox and Kathie McGlamery	**Waterstone Mortgage Corporation**	**118-02-0-C-060.00CO**
801 Inverness Ave., #D4	**N25 W23255 Paul Road**	
Nashville, TN 37204	**Pewaukee, WI 53072**	

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 ACKNOWLEDGE, WE,

Sarah Dennis n/k/a Sarah Hill, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TPI

Thomas McMahon, Jr., a married man, and Kathie McGlamery, a married woman

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. D-4 of Village South Condominiums, a Condominium Development established pursuant to the provision 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 Master Deed establishing Village South Condominiums of record in Instrument Number 20070821-0100079, 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 now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Sarah Allhands by Quitclaim Deed from Evan Allhands of record in Instrument No. 20100208-0009543, Register's Office for Davidson County, Tennessee, dated February 01, 2010 and recorded on February 08, 2010. *Sarah Allhands having divorced, was known as Sarah Dennis. ** Sarah Dennis Having since married, is now known as Sarah Hill.**

****Michael Arthur Hill, spouse of Sarah Dennis n/k/a Sarah Hill, hereby joins in this conveyance to convey any and all right, title, claim or interest he may have in and to said property, marital or otherwise.****

Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079; Charter of Village South Condominium Owners Association Inc. of record in Instrument Number 20070803-0092363; Subject to all matters shown on the Plan attached as Exhibit "E" to the Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079; Lease Agreement of record in Book 5655, Page 150; Easement to Viacom of record in Book 9523, Page 521; Restriction of record in Book 8518, Page 15; Easement Agreement of record in Instrument

Number 20071211-0142913, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 801 Inverness Ave., #D4, Nashville, TN 37204.

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 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 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 1 day of May, 2015.

Sarah Dennis n/k/a Sarah Hill

Michael Arthur Hill

STATE OF North Carolina

COUNTY OF Brunswick

I, Kate Danford, a Notary Public of the County and State first above written, do hereby certify that Sarah Dennis n/k/a Sarah Hill and Michael Arthur Hill personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1 day of May, 2015.

Notary Public

My Commission Expires: January 4, 2020

KATE DANFORD NOTARY PUBLIC BRUNSWICK COUNTY, NC

File Number: 15-1736

RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129