Davidson County DEEDWARR
Recvd: 01/18/08 13:04 3 pgs
Fees:18.00 Taxes:832.50
20080118-0005964

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Phillip M. Emmert
807 18th Ave South Unit #110
Nashville, TN 37212

SEND TAX BILL:

Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

MAP AND PARCEL:
Map 92-16-C
Parcel 110CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brian G. Tanquilut, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Phillip M. Emmert, unmarried**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 110, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record as Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823 and Instrument No. 20050504-0050222, which was rerecorded in Instrument No. 20060109-0003220, further amended by Instrument Nos. 20051123-0142078 and 20070509-0055940, in the Register's Office, Davidson County, Tennessee, said Unit further described on plan of record attached as "Exhibit E" to said Master Deed, to which Master Deed reference is hereby made for a more particular description of said Unit.

Parking Space #45 in included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, Register's Office for said County. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to BRIAN G. TANQUILUT, A SINGLE MAN by deed from 807 EIGHTEENTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record as Instrument No. 20060120-0007821, January 16, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 807 18th Ave South Unit #110, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 18th day of January, 2008.

Brian G. Tanquilut

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Brian G. Tanquilut, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 18th day of January, 2008.

Notary Public

My Commission Expires: 9/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me
this 18th day of January, 2008.

NOTARY PUBLIC

My Commission Expires: 9/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

I, Jeanne Burton Gregory, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory 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: 09/18/2011

Notary's Seal

