WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/08 09:39 2 pgs
Fees:13.00 Taxes:888.00

20080304-0021391

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Marissa Crenshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2008.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 11/22/08 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. PALMER

My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DR. RACHEL A. BIBER, DR. ROBERT J. BIBER AND MARY BIBER	WELLS FARGO HOME MORTGAGE	104 09 011 010
(NAME)	(NAME)	
3626 WEST END AVENUE # 204	P.O. BOX 11701	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	NEWARK, NJ 07101-4701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, DESMOND C. BROOKS, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DR. RACHEL A. BIBER, A SINGLE PERSON, DR. ROBERT J. BIBER AND WIFE MARY BIBER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 UNIT NO. K-204, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF RICHLAND HOUSE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 7380, PAGE 470, AS AMENDED, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO DESMOND C. BROOKS, UNMARRIED, BY DEED FROM EDGAR M. ROTHSCHILD, III AND WIFE, CYNTHIA ROTHSCHILD, OF RECORD AS INSTRUMENT NO. 20031006-0147708, DATED OCTOBER 3, 2003, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Master Deed of record in Book 7380, page 470, as amended in Book 11545, page 870, and as Instrument No. 20000331-0032315, 20000403-0032872 and 20010614-0062797, Register's Office for said County.

unimproved ☐
This is improved ☐ property, known as 3626 West End Avenue # 204 Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 my hand this 27th day of February, 2008.

Desmond C. Brooks

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Desmond C. Brooks the within named the bargainor (s), 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.

Witness my hand and official seal at Fairfax, Virginia this 27th day of February, 2008.

Commission expires: 31 Dec, 2011

Ausaf Akbar Khan
Notary Public

AUSAF AKBAR KHAN NOTARY PUBLIC COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES DEC. 31, 2011

AUSAF AKBAR KHAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2011

ID # 7110417

ID # 7110417

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212