Return to: File Box 9B
First Title & Escrow Co., Inc.
#27507

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $164,000.00.* Emily C K *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2008.* Christina K Speirs *Notary Public* *My commission expires:* NOV. 22, 2010

Name and Address of New Owner:

Christina K. Speirs
3000 Hillsboro Pike, #108
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/02/08 15:32 2 pgs
Fees:13.00 Taxes:606.80
20080402-0033401

Send Tax Bills To:

Pinnacle National Bank
211 Commerce Street, #300
Nashville, TN 37219

Street Address of Subject Property:	**Map and Parcel:**
3000 Hillsboro Pike, #108 Nashville, Tennessee 37215	117-3-A-108-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANN C. RICH, unmarried,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **CHRISTINA K. SPEIRS, unmarried,** hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 108 on the Plan of Versailles Condominium Apartments of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944, Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719, said Register's Office.

Being the same property conveyed to Ann C. Rich, unmarried, by Deed dated May 25, 2006 from Michael R. Grubbs, unmarried, of record in Instrument No. 20060606-0066865, Register's Office for Davidson County, Tennessee.

This is improved property known as 3000 Hillsboro Pike, #108, Nashville, TN 37215.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for 2008 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the Plan of record in Book 5050, page 80, in the Register's Office for Davidson County, Tennessee.

3. The premises herein described is a condominium apartment 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 Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Versailles Apartments Condominiums of record in Book 5168, page 944, as amended in Book 5589, page 367, Book 5659, page 641, Book 5667, page 375, and Book 7770, page 955, in the Register's Office for Davidson County, Tennessee.

4. Easement to Metro for sanitary sewers and/or storm drainage of record in Book 3531, page 592, in said Register's Office.

5. Easement for access roads or driveways and for parking of record in Book 4240, page 209, in said Register's Office.

6. Surveyor's Instrument of Correction of record in Book 5171, page 153, in said Register's Office.

7. Homeowners' Association Charter of record in Book 5179, page 858, in said Register's Office.

8. Subject to the rights of others in and to the common elements.

9. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above, as amended.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantee understands that Grantor is conveying all her right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 28th day of March, 2008.

ANN C. RICH

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANN C. RICH,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

RUBYE RAINEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC Rubye Rainey My Commission Expires March 12, 2011 STATE OF TENNESSEE

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