This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08169

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Send Tax Bills To:
Countrywide Bank, FSB
750 Old Hickory Blvd.., #180
Brentwood, TN 37027

New Owner is:
Erin Roberts
3000 Hillsboro Road #36
Nashville, TN 37215

MAP & PARCEL: 117-03-0A-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michelle Petrin, (n/k/a Michelle Petrin Dengler, married)** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Erin Roberts and husband, Stephen Roberts**, hereinafter referred to as Grantee, its her and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3000 Hillsboro Road #36, Nashville, TN 37215**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 36 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, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375; and amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office.

Being the same property conveyed to Michelle Petrin, unmarried, by Warranty Deed from Todd Baker, unmarried, dated January 23, 2001 and recorded January 26, 2001 in Instrument Number 20010126-0007972, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and By-Laws of record in Book 5168, page 944; amended By-Laws of record in Book 5589, page 367 and Book 5659, page 641, re-recorded in Book 5667, page 375; Master Deed and By-Laws amended in Book 7770, page 955 and Book 8434, page 719; Charter of record in Book 5179, page 858; Easements of record in Book 4240, page 209, Book 3531, page 592 and Book 4158, page 34; and all matters shown on plat of record in Plat Book 5050, page 80 and Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for Davidson County, Tennessee.

Mark Dengler, spouse of Michelle Petrin Dengler, joins herein solely for the purpose of conveying his marital interest, if any, in subject property.

Sellers Initials

Davidson County DEEDWARR
Recvd: 05/02/08 11:31 2 pgs
Fees:13.00 Taxes:791.80

20080502-0045098

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of April, 2008.

MICHELLE PETRIN DENGLER

MARK DENGLER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michelle Petrin Dengler and Mark Dengler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of April, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/17/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$214,000.00.**

AFFIANT

SWORN TO and subscribed before me this 29th day of April, 2008.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 7-24-10