PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090021058 DEEDWARR
Recvd: 03/31/09 12:26 2 pgs
Fees:13.00 Taxes:199.43
20090331-0028826

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(GJ) Title No: 49835
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Justin Amaral Laura Amaral 701 Maplewood Lane Nashville, TN 37216	SAME

TAX MAP-PARCEL NUMBERS: 119140A14100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$53,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Heather K. Sheehan Gerber, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Amaral and spouse, Laura Amaral** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 141 of Kingswood Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit "C" to the Master Deed of record in Book 5200 page 520 and in Book 6058, page 320, respectively, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Heather K. Sheehan by Warranty Deed from Jo Ann W. Dunn, unmarried, dated October 30, 1998 and recorded on November 3, 1998 of record in Book 11186, page 294, Register's Office for Davidson County, Tennessee. Heather K. Sheehan is now known as Heather K. Sheehan Gerber.

Anthony R. Gerber spouse of Heather K. Sheehan Gerber joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 520 and Exhibit "C" to the Master Deed and By Laws of record in Book 6058, page 320, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6058, page 320, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2929 Selena Drive K- 141, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2009.

Heather K. Sheehan Gerber

~~Tony A.~~ Anthony R. Gerber

State of TENNESSEE

County of DAVIDSON

On this 30th day of March, 2009 , before me the undersigned authority, personally appeared Heather K. Sheehan Gerber and ~~Tony A.~~ Anthony R. Gerber, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires:

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $53,900.00

Affiant

Sworn and subscribed before me this the 30th day of March, 2009

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 9/3/12

Notary Public