THIS DOCUMENT PREPARED BY (~~AND AFTER RECORDING RETURN TO~~):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2167

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 23891
(Davidson County File Box 9-B)

Property Address: 3000 Hillsboro Pike #115, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090046552 DEEDWARR
Recvd: 07/10/09 15:19 2 pgs
Fees:13.00 Taxes:688.20
20090710-0064754

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Phil Ciampa and Erin Ciampa**, husband and wife, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents does hereby transfer and convey unto **Allison K. Moore, unmarried, as to a 10% interest and Scott R. Moore, married, as to a 90% interest, as tenants in common,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Unit No. 115 as shown on the plat of Versailles apartments of record in Plat Book 5050 page 80, Registers office for Davidson County Tennessee which is a condominium, Plat and to which reference is hereby made for a more complete description.
*amended in Book 5171, page 153
Being the same property conveyed to Phil Ciampa, unmarried by warranty deed from Todd F. Hughes unmarried of record in Instrument # 20040505-0051298, dated May 3, 2004, and filed for record May 5, 2004, said register's office.

This improved property is also known as 3000 Hillsboro Pike #115, Nashville, TN 37215.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

WITNESS Grantor's hand this 9th day of July, 2009.

Phil Ciampa

Erin Ciampa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of July, 2009, before me, the undersigned, personally appeared Phil Ciampa and Erin Ciampa, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 9th day of July, 2009.

Notary Public
My Commission expires: 3-27-11

TAX BILLS TO:

Grantors' Name, Address, Phone:
Phil Ciampa and Erin Ciampa
3000 Hillsboro Pike #115
Nashville, TN 37215

Grantee's Name, Address, Phone:
Allison K. Moore and Scott R. Moore
3000 Hillsboro Pike #115
Nashville, TN 37215

Map/Parcel#117030A 11500CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 9th day of July, 2009.

Notary Public
My Commission expires: _____

My Commission Expires NOV. 22, 2010

My Commission Expires NOV. 22, 2010