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WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $111,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF NOVEMBER, 2009. NOTARY PUBLIC MY COMMISSION EXPIRES 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03310 SIGLER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Nickolas L. Sigler		117150A05000CO
1900 Richard Jones Road #A206		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNIFER L. BIBEAU, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

NICKOLAS L. SIGLER, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit A-206 in a HORIZONTAL PROPERTY REGIME LOCATED ON THE PLAT OF GREEN HILLS TERRACE, as shown on plat of record in Plat Book 5200, Page 64, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer L. Bibeau, an unmarried person by Warranty Deed from Phurba Lama joined by his wife, Laura Lama and Barbara R. Longacre, unmarried, recorded on the 4th day of November, 2002 in Instrument No. 20021104-0134632, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable; Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORIZONTAL PROPERTY REGIME LOCATED ON THE PLAT OF GREEN HILLS TERRACE, as recorded in Plat Book 5200, Page(s) 64, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604©).; Terms and provisions of by-Laws recorded as Exhibit "B" of the Master Deed in Book 5304, Page 745, as mended in Book 9830, Page 181.; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GREEN HILLS TERRACE of record in Book 5304, Page 702 , as amended by instrument(s) of record in Book 7841, Page 557; 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 building thereon. ; Easement recorded in Book 4320, Page 896.; Agreement for Dedication of Easement as set forth in instrument recorded in Book 3879, Page 569.; Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.; Property taxes for the current year.

This is improved property known as 1900 Richard Jones Road #A206, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

*Send Tax Bills To:

First Community Mortgage, Inc.
1610 S Church St, Ste A
Murfreesboro TN 37130

BILL GARRETT, Davidson County
Trans:T20090078472 DEEDWARR
Recvd: 11/18/09 11:56 2 pgs
Fees:13.00 Taxes:410.70
20091118-0106182

Witness my hand on the 12th day of November, 2009.

Jennifer L. Bibeau

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~WILLIAMSON~~ SAN FRANCISCO

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JENNIFER L. BIBEAU, the bargainor(~~s~~), ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of November, 2009.

Notary Public

My Commission Expires: Sept 30 2013

AARON ARGANDONA
Commission # 1863539
Notary Public - California
San Francisco County
My Comm. Expires Sep 30, 2013