State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $200,000.00

Amanda Hopper
Affiant

Subscribed and sworn before me this 30th day of December, 2009.

Notary Public

My Commission Expires: 3-20-10

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100001099 DEEDWARR
Recvd: 01/06/10 14:08 2 pgs
Fees:13.00 Taxes:740.00
20100106-0001274

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Sheri Lynn Mabey **178 2nd Ave North # 103** **Nashville, Tennessee 37201**	**178 2nd Ave North # 103** **Nashville, Tennessee 37201**	**Volunteer Trust Mortgage** **301 S. Perimeter Park Drive** **Nashville, Tennessee 37211**

MAP 93-24-A PARCEL 103

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

GREG MABEY, AN UNMARRIED PERSON

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

SHERI LYNN MABEY, AN UNMARRIED PERSON

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Unit 103, The Quarters Condominiums, a Horizontal Property Regime Condominiums, as established under Master Deed of record in Instrument 20050902-0106149 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Greg Mabey by Warranty Deed from John A. French, a married person of record in Instrument Number: 20090305-0019623, Register's Office for Davidson County, Tennessee, dated May 22, 2008

Subject to the following:

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 20050902-0106149, Register's Office for said County.

Charter of the Quarters Condominiums Owners Association, Inc. of record in Instrument Number 20050725-0086313, Register's Office for said county.

All matters contained in the Master Deed, Charter, and By-Lays recorded as Instrument Number 20050902-0106149, Register's Office for said county.

Tennessee Conservation Easement of record of record in Book 7088, page 975, Register's Office for said county.

Restrictive Covenants running with the land of the Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District of record in Book 9183, page 130, as amended and supplemented in Book 11625, page 280, Register 's Office for said county.

Ordinance for Redevelopment Plan Nos. 093-773 (as amended) and 099-1762, approved by the Metropolitan Council of Nashville and Davidson County (regarding the Phillips-Jackson Street Redevelopment Plan and District).

All Applicable Governmental and zoning regulations.

Any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **30th day of December, 2009**

Greg Mabey

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Greg Mabey,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this **30th day of December, 2009**

My Commission Expires:

3-20-10

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY