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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11070700** BILL GARRETT, Davidson County Trans:T20110046253 DEEDWARR Recvd: 07/29/11 13:57 2 pgs Fees:13.00 Taxes:684.50 20110729-0058390	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $185,000.00. Mary Katherine Atkins Affiant Subscribed and sworn to before me, this29th day of July, 2011. Notary Public My Commission Expires NOTARY PUBLIC David B. Herbert My Commission Expires January 7, 2013 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Mary Katherine Atkins 3000 Hillsboro Pike #115 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117030A11500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allison K. Moore, as to a 10% interest and Scott R. Moore, married, as to a 90% interest, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Katherine Atkins, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 115, PLAN OF VERSAILLES APARTMENTS, as shown on plat of record in Plat Book 5050, Page 80, as amended in Book 5171, Page 153, and as established by Master Deed recorded in Book 5168, Page 944, as amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Allison K. Moore, unmarried, as to a 10% interest and Scott R. Moore, married, as to a 90% interest, as tenants in common by Warranty Deed from Phil Ciampa and Erin Ciampa, recorded on the 10th day of July, 2009 in Instrument No. 20090710-0064754, 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 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF VERSAILLES APARTMENTS, as recorded in Plat Book 5050, Page(s) 80, as amended in Book 5171, Page 153.

Terms and provisions of by-Laws recorded in Book 5168, Page 961, Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375 and Book 7770, Page 955.

Charter of Homeowners Association recorded in Book 5179, Page 858.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VERSAILLES APARTMENTS of record in Book 5168, Page 944, as amended by instrument(s) of record in Book 7770, Page 955 and Book 8434, Page 719; 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 for Sanitary Sewer, recorded in Book 3531, Page 592.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4158, Page 34.

Easement recorded in Book 4240, Page 209 and Book 5221, Page 681.

This is improved property located at 3000 Hillsboro Pike #115 Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2011.

Allison K. Moore by Scott R. Moore
her attorney-in-fact

Scott R. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott R. Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Scott R. Moore,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Allison K. Moore**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of July, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014