THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Record & Return To **Foundation Title & Escrow, LLC** **30 Burton Hills Blvd, Suite 175** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF November 2011 Notary Public MY COMMISSION EXPIRES: 6-30-14 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Gerardin	New Owner	MAP 131-5-C
358 Ardsley Place	7501 Carter Circle South	PARCEL 358.00CO
Nashville, TN 37215	Franklin WI 53132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph F. Meury and wife, Kelley Devine. Meury**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Gerardin and wife, Susan Gerardin**

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

A Condominium Apartment in Davidson County, Tennessee, being a part of the Hillsboro Condominiums tract as shown on a plat of record in Plat Book 6250, page 699, Registers office for Davidson County, Tennessee, said part begin further described as Unit No. 358 of the Hillsborough Condominium, a Horizontal property regime pursuant to the Tennessee Horizontal Property Act and as further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, page 721, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph F. Meury and wife Kelley Devine Meury by warranty deed from Larry G. Maxwell, married of record in Instrument No. 20001024-0105269, Registers office for Davidson County, Tennessee, dated October 23, 2000.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **358 Ardsley Place, Nashville, TN 37215.**

BILL GARRETT, Davidson County
Trans:T20110073633 DEEDWARR
Recvd: 11/21/11 13:23 2 pgs
Fees:13.00 Taxes:921.30
20111121-0091038

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEES, their heirs 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.

Witness 2 hand(s) this the 15th day of November, 2011.

Joseph F. Meury

Kelley Devine Meury

STATE OF Ohio

COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph F. Meury** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of November, 2011.

My Commission expires: 04/06/2015

Notary Public

NOTARY PUBLIC STATE OF OHIO

CHAD SAULS
Notary Public, State of Ohio
My Comm. Expires 04/06/2015

STATE OF Ohio

COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelley Devine Meury** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of November, 2011.

My Commission expires: 04/06/2015

Notary Public

NOTARY PUBLIC STATE OF OHIO

CHAD SAULS
Notary Public, State of Ohio
My Comm. Expires 04/06/2015