WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120013102 DEEDWARR
Recvd: 02/22/12 14:48 2 pgs
Fees:13.00 Taxes:777.00
20120222-0015505

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of February, 2012.

Notary Public

My commission expires: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jessica T. Rivera	Wells Fargo Bank, N.A.	**Map 117-03-0-A, Parcel 105.00CO**
3000 Hillsboro Pike, #105	13675 Technology Dr., Bldg C	
Nashville, TN 37215	Eden Prairie, MN 55344	

FOR AND IN 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,

Sandy Lee Wyley, an unmarried person, and Kevin Kyle Wyley and Andrea Heather Palk Wyley, husband and wife

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

Jessica T. Rivera, a single person

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 105 of the Versailles Apartments, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Versailles Townhomes Homeowners' Association, of record in Book 5168, Page 944, and as amended in Book 7770, Page 955, and in Book 8434, Page 719, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5168, Page 961, and as amended in Book 5589, Page 367, and in Book 5659, Page 641, and re-recorded in Book 5667, Page 375, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Versailles Apartments, Condominium Apartments, of record in Book 5050, Page 80, and Surveyor's Certificate of Correction in Book 5171, Page 153, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Cydni Anne Wyley and Kevin Kyle Wyley, both unmarried and Clinton H. Wyley, III and wife, Sandy Lee Wyley, by Deed from Patricia H. Arnold, an unmarried woman, of record in Instrument No. 20010501-0044127, re-recorded in Instrument No. 20010509-0048387 and re-re-recorded in Instrument No. 200107130074917, dated April 27, 2001 and further conveyed to Kevin Kyle Wyley, unmarried and Clinton H. Wyley, III and wife Sandy Lee Wyley by Quitclaim Deed from Cydni Anne Wyatt f/k/a Cydni Anne Wyley and husband, William Bartley Wyatt of record in Instrument No. 20081103-0109309, dated October 30, 2008, Register's Office for Davidson County, Tennessee. The said Clinton H. Wyley, III died August 17, 2010.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record as aforementioned above; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as: **3000 Hillsboro Pike, #105, 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 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 my/our hand(s) this **16th** day of **February, 2012.**

Sandy Lee Wyley
Sandy Lee Wyley

By: Kathy Hand attorney-in-fact
Kathy Hand, Attorney-in-Fact

Kevin Kyle Wyley
Kevin Kyle Wyley

By: Kathy Hand attorney-in-fact
Kathy Hand, Attorney-in-Fact

Andrea Heather Palk Wyley
Andrea Heather Palk Wyley

By: Kathy Hand attorney-in-fact
Kathy Hand, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kathy Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Sandy Lee Wyley**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Sandy Lee Wyley for the purpose therein contained, by signing the name of Sandy Lee Wyley by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 2012.

Notary Public

My Commission Expires: 1/6/14

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kathy Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Kevin Kyle Wyley**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Kevin Kyle Wyley for the purpose therein contained, by signing the name of Kevin Kyle Wyley by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 2012.

Notary Public

My Commission Expires: 1/6/14

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kathy Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Andrea Heather Palk Wyley**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Andrea Heather Palk Wyley for the purpose therein contained, by signing the name of Andrea Heather Palk Wyley by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 2012.

Notary Public

My Commission Expires: 1/6/14

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN