BILL GARRETT, Davidson County
Trans:T20120048040 DEEDWARR
Recvd: 06/29/12 11:25 2 pgs
Fees:13.00 Taxes:1098.90
20120629-0057238

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12061163

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $297,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2012.

Notary Public
My Commission Expires:

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gilles Gallant 14549 Pettit Way Potomac, MD 20854	New Owner	Tax Parcel ID No. 104024A10200CO

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, **Gary Robinson, an unmarried man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gilles Gallant, a married man**, ("Grantees"), its 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 No. 102, together with the appurtenant interest in the common elements of 3102 West End Circle Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050405-0037200, amended in Instrument No. 20060419-0044895 and Instrument No. 20061018-0129536, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E-1" and "E-2" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary Robinson, an unmarried man by Warranty Deed from J. David Pearson, an unmarried man, recorded on the 24th day of September, 2007 in Instrument No. 20070924-0113866, 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 2012 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing a Horizontal Property Regime of 3102 WEST END CIRCLE CONDOMINIUMS of record in Instrument No. 20050405-0037200 , together with By-Laws attached as Exhibit "B" thereto, and by First Supplement to Master Deed of record as Instrument No. 20060419-0044895, as amended by instrument(s) of record in Instrument No. 20061018-0129536; 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.

Matters shown on Exhibits "E-1" and "E-2" attached to said Master Deed.

Stormwater Detention Agreement recorded at Instrument Nos. 20050630-0075316 and 20060911-0111952.

Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, recorded in Instrument Nos. 20050715-0082454, 20050715-0082455 and 20060912-0112730.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3102 WEST END CIRCLE CONDOMINIUMS, as recorded in Instrument No. 20060616-0072004.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 571, Page 465 and Book 647, Page 310 , 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(c).

Charter of the 3102 West End Circle Condominium Owners' Association, Inc. recorded at Instrument No. 20050408-0038974, and as Exhibit "C" of said Master Deed, together with the By-Laws shown as Exhibit "B" of said Master Deed.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Easement granted to BellSouth Telecommunications, Inc. recorded in Instrument No. 20060629-0078073.

This is improved property located at 3102 West End Circle #102 Nashville TN 37203

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 27th day of June, 2012.

Gary Robinson

STATE OF North Carolina)
COUNTY OF Wake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary Robinson, 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 26 day of June, 2012.

Notary Public

My Commission Expires: March 18, 2013

STEPHANIE MARIE BROWN
Notary
Public
GRANVILLE CO., NC