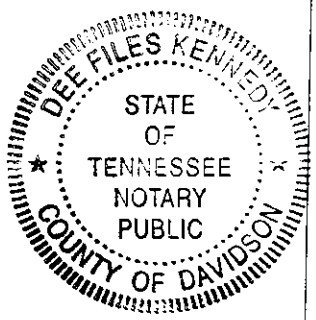
WARRANTY DEED

12-07-020



State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of August, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
LUC VAN KAER AND LAN WU (NAME)	" NEW OWNER " (NAME)	104-11-0-D
2619-B Ashwood Avenue (ADDRESS)	(ADDRESS)	013.00CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **STEVEN P. GILBERT AND WIFE, JANE L. GILBERT**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LUC VAN KAER AND WIFE, LAN WU**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee described as follows: Unit 13, in a Horizontal Property Regime as shown on the condominium site plan of The Columns, as of record in Book 6182, Page 943, and re-recorded in Book 6922, Page 364, Register's Office for Davidson County, Tennessee

BEING the same property conveyed to STEVEN P. GILBERT AND WIFE, JANE L. GILBERT, by Deed from CHARLES LOGAN AND WIFE, BRENDA LOGAN, dated June 22, 2006, of record in Instrument No. 20060629-0078031, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Columns, of record aforementioned, said Register's Office; 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.

Davidson County DEEDWARR
Recvd: 08/07/12 09:23 3 pgs
Fees:18.00 Taxes:499.50
20120807-0070122

BEING unimproved ☐
Improved ☒ property known as: **2121 Fairfax, Unit 13, Nashville, TN, 37212.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 3rd day of August, 2012.

STEVEN P. GILBERT
(see page 3)

JANE L. GILBERT

STATE OF _____)
COUNTY OF _____)

(see page 3)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVEN P. GILBERT**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this ____ day of August, 2012.

My Commission Expires: _____

Notary Public

STATE OF Maryland)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JANE L. GILBERT**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Silver Spring MD, this 2nd day of August, 2012.

My Commission Expires: 12/4/2013

Barbara M. McCarey
Notary Public

BARBARA M. MCCAREY NOTARY PUBLIC MONTGOMERY COUNTY, MD

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 3rd day of August, 2012.

STEVEN P. GILBERT

JANE L. GILBERT

(see page 2)

STATE OF District
COUNTY OF of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVEN P. GILBERT**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at WASHINGTON, DC, this 2nd day of August, 2012.

My Commission Expires: 1.1.2016

Notary Public

MARIBEL D. CENTINA NOTARY PUBLIC D.C. Expires 1/1/2016 DISTRICT OF COLUMBIA

STATE OF _____)
COUNTY OF _____)

(see page 2)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JANE L. GILBERT**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this ____ day of August, 2012.

My Commission Expires: _____

Notary Public

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON