THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***153,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20120072316 DEEDWARR
Recvd: 09/25/12 15:09 2 pgs
Fees:13.00 Taxes:566.10
20120925-0087249

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 20 day of September, 2012.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jerry F. Salvo 3000 Hillsboro Pike #48 Nashville, Tennessee 37215	F & M Bank P.O. Box 451 Clarksville, Tennessee 37041	MAP 117-03-0 A PARCEL 048.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Three Thousand and 00/100 Dollars ($***153,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Lindsay J. Sherwood, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jerry F. Salvo and Agnes C. Salvo, husband and wife, (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 certain condominium located in Davidson County, Tennessee, being Unit No. 48 of Versailles Apartments, of record in Plat Book 5050, Page 80, corrected in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Versailles Apartments of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof.

BEING the same property conveyed to Lindsay S. Johnson by Warranty Deed dated May 17, 2004, from Emily L. Dahlgren Haemer and Matthew A. Haemer of record as Instrument No. 20040525-0061361 in the Register's Office for Davidson County, Tennessee; the said Lindsay S. Johnson having since married and is now know as Lindsay J. Sherwood.

Eddie Sherwood, spouse of Lindsay J. Sherwood, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 3000 Hillsboro Pike #48, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Versailles Apartments of record in Book 5050, page 80, corrected in Book 5171, page 153, in the Register's Office for Davidson County, Tennessee.

3, The Master Deed and By-Laws establishing Versailles Apartments of record in Book 5168, Page 944, 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 for Davidson County, Tennessee,

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

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

IN WITNESS WHEREOF, the GRANTOR and her spouse have executed this instrument on this the 20th day of September, 2012.

Lindsay J. Sherwood

Eddie Sherwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsay J. Sherwood and Eddie Sherwood, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY