Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER 2012 Notary Public MY COMMISSION EXPIRES: **MAY 5, 2015** (AFFIX SEAL)

DEBORAH J. COHEN — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SALVADOR PEREZ, ET UX	**SAME**	**051-10-0B-039.00 CO**
(NAME) **300 PRENTISS STREET**	(NAME)	
(ADDRESS) **SAN FRANCISCO, CA 94110**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120073055 DEEDWARR
Recvd: 09/27/12 12:46 2 pgs
Fees:13.00 Taxes:277.50
20120927-0088083

WARRANTY DEED

FOR AND IN 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, THE WEST GROUP, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SALVADOR PEREZ AND WIFE, SYLVIA A. PEREZ,** 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 Unit No. 107 of Ellington Place Condominiums, a Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act as set forth in Tennessee Code Annotated 66-27-101 et seq., and as referred to and described in the Master Deed for Ellington Place Condominiums of record in Book 6984, page 84, as amended in Instrument No. 20090603-0051203, Register's Office for Davidson County, Tennessee, to which reference is here made for more complete details of description of said property, together with an undivided interest in the general and limited common elements appurtenant thereto. Reference is here made to the Plan of Ellington Place Condominiums of record in Book 6250, page 829, said Register's Office which plan is shown as Exhibit "C" to herein above referenced Master Deed for Unit Identification Numbers.

Being the same property conveyed to The West Group, Inc. from SHR Properties, LLC by deed dated July 28, 2011 of record as Instrument No. 20110801-0058943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all notes, easements, building setback lines, etc. as may be set forth on the Plat of Ellington Place Condominiums of record in Book 6250, page 829, said Register's Office; Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6700, page 315, said Register's Office; Charter of Ellington Place Condominiums Homeowners Association of record in Book 7000, page 140, Book 7291, page 203, Book 7780, page 215 and Book 8270, page 507, said Register's Office; Master Deed establishing the Horizontal Property Regime of Ellington Place Condominiums of record in Book 6984, page 84, as amended in Instrument No. 20090603-0051203, said Register's Office, and any and all other easements, conditions and restrictions which may affect the premises of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **107 ELLINGTON PLACE, UNIT 107, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27th day of September, 2012.

THE WEST GROUP, INC.

David R. West, Sr.

By: David R. West, Sr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David R. West, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of **THE WEST GROUP, INC.,** the within-named bargainor, a Tennessee corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **THE WEST GROUP, INC.,** by himself as such President.

Witness my hand and official seal at office this 27th day of September, 2012.

Deborah J. Cohen
Notary Public

My commission expires: **May 5, 2015**.

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON