THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12112524**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $147,000.00. Affiant Subscribed and sworn to before me, this21st day of December, 2012. Notary Public My Commission Expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Address New Owner: Terry M. Huff and Anne F. Huff 3000 Hillsboro Pike #12 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117030A01200CO

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, **Michael W. Gibson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terry M. Huff and Anne F. Huff, Husband and Wife**, ("Grantees"), their 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 12 on the Plan of Versailles of record in Plat Book 5050, Page 80, corrected in Book 5171, Page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, re-recorded in Book 5667, Page 375, amended in Book 7770, Page 955, and Book 8434, Page 719, said Register's Office.

Being the same property conveyed to Michael W. Gibson, unmarried by Warranty Deed from Shannon K. Scully McRae and husband, William E. McRae, recorded on the 26th day of June, 2006 in Instrument No. 20060626-0075742, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VERSAILLES APARTMENTS, as recorded in Plat Book 5050, Page(s) 80.

Terms and provisions of by-Laws recorded in Book 5589, Page 367, Book 5659, Page 641 and Book 5667, Page 375.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VERSAILLES APARTMENTS Condominium of record in Book 5168, Page 944, Book 7770, Page 955 and Book 8434, Page 719 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility

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Trans:T20120098376 DEEDWARR
Recvd: 12/26/12 11:19 2 pgs
Fees:13.00 Taxes:543.90
20121226-0118590

easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Homeowners Association recorded in Book 5179, Page 858.

Surveyor's Certificate of Correction recorded in Book 5171, Page 153.

This is improved property located at 3000 Hillsboro Pike #12 Nashville TN 37215.

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 21st day of December, 2012.

Michael W. Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael W. Gibson, 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 21st day of December, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014