WARRANTY DEED

RETURN TO:
EDCO Title & Closing Services, Inc.
6510 Stage Road, Suite 1
Bartlett, TN 38134
PHONE: (901) 382 - 0470

JULIE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. DEC. 18, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $164,000.00.

Stephanie Dodson
Affiant

Subscribed and sworn to before me this 18th day of June, 2013

Julie Wilson
Notary Public
My Commission expires: 12-18-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hunter Tubbs, Rodney Tubbs and Denise Tubbs	First South Financial Credit Union	103-08-0-F-004.00
4010 Cambridge Avenue	6471 Stage Road	
Nashville, Tn 37205	Bartlett, TN 38134	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **GIG Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hunter Tubbs, an unmarried person, and Rodney A. Tubbs and wife, Denise W. Tubbs, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 4010, together with the appurtenant interest in the common elements of Cambridge Place West, a horizontal property regime established under Master Deed of record in Instrument Number 20070201-0013230, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ronald Gilmer and Laura Gilmer, as joint tenants with right of survivorship by deed of record in Instrument Number 20050713-0080845, Register's Office for Davidson County, Tennessee. And further conveyed to GIG Properties, LLC by Quitclaim Deed from Ronald Gilmer and Laura Gilmer of record in Instrument Number 20070201-0013228, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 31, Register's Office Davidson County, Tennessee.
- All matters as shown on Exhibit "C" of Master Deed recorded in Instrument Number 20070201-0013230, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20070119-0007990, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4010 Cambridge Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 17, 2013.

GIG Properties, LLC

Laura K. Gilmer

By Laura Kathryn Gilmer,
Managing Member

BILL GARRETT, Davidson County
Trans:T20130052091 DEEDWARR
Recvd: 06/20/13 09:51 2 pgs
Fees:13.00 Taxes:606.80

20130620-0063128

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of June, 2013, before me, appeared Laura Kathryn Gilmer, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Managing Member of GIG Properties, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Laura Kathryn Gilmer acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

