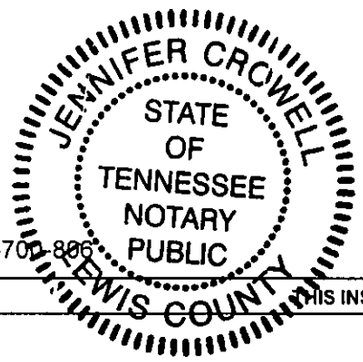
WARRANTY DEED



R-VRES-13-700-806

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Pike	Ameris Bank	
700 Church Street # 806 (ADDRESS)	1800 Parkway Place, Ste 820 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Marietta GA 30067 (CITY) (STATE) (ZIP)	093-05-2B-054.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we STEVEN CHAMBERLAIN AND WIFE, KERRY CHAMBERLAIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTEN PIKE, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 806 ON THE PLAN OF BENNIE DILLON, A CONDOMINIUM, FILED AS EXHIBIT "C" TO, AND ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20051215-0150617, AND AMENDED IN INSTRUMENT NUMBER 20060801-0093636, INSTRUMENT NUMBER 20110513-0036910 AND INSTRUMENT NUMBER 20110725-005667, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEVEN CHAMBERLAIN AND WIFE, KERRY CHAMBERLAIN BY DEED FROM CHRISTOPHER P. WHITIS, MARRIED OF RECORD AT INSTRUMENT NO. 20100426-0031282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 16, 2010 AND RECORDED ON APRIL 26, 2010.

THIS CONVEYANCE IS SUBJECT TO:
A) 2013 PROPETY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN;
B) ALL MATTERS DISCLOSED IN MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF BENNIE DILLON OF RECORD IN INSTRUMENT NUMBER 20051215-0150617, AND AMENDED IN INSTRUMENT NUMBER 20060801-0093636, INSTRUMENT NUMBER 20110513-0036910 AND INSTRUMENT NUMBER 20110725-005667, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CHARTER FOR BENNIE DILLON CONDOMINIUM ASSOCIATION, INC. OF RECORD IN INSTRUMENT NUMBER 20051215-0150618, IN THE REGISTER'S OFFICE FOR DAVIDSONCOUNTY, TENNESSEE. AGREEMENT RESPECTING DECLARANT'S RIGHTS OF RECORD IN INSTRUMENT NUMBER 20060105-0001870, IN THE REGISTER'S OFFICE FOR DAVIDSONCOUNTY, TENNESSEE. LEASE AGREEMENT OF RECORD IN BOOK 11011, PAGE 123, ASSIGNMENT IN BOOK 11011, PAGE 128, ASSIGNMENT AND ASSUMPTION AGREEMENT IN BOOK 11477, PAGE 85 AND INSTRUMENT NO. 20050420-0044175, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
RESTRICTIONS AND ORDINANCES FOR THE CAPITOL MALL REDEVELOPMENT PLAN OF RECORD IN BOOK 7423, PAGE 374, BOOK 8421, PAGE 587, BOOK 9208, PAGE 613, BOOK 10512, PAGE 464, INSTRUMENT NO. 20020626-0076795, INSTRUMENT NO. 20040414-0041763 AND INSTRUMENT NO. 20050124-0008719, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
EASEMENT OF RECORD IN BOOK 1380, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 700 Church Street # 806, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20130057366 DEEDWARR
Recvd: 07/05/13 11:13 2 pgs
Fees:13.00 Taxes:588.30

20130705-0069697

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of July, 2013.

Steven Chamberlain

Kerry Chamberlain

STATE OF Tennessee
COUNTY OF Davidson

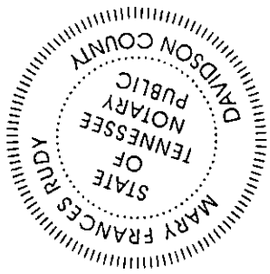
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Chamberlain and Kerry Chamberlain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 1st day of July, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903