Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

SERENA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

WARRANTY DEED

R-VRES-13-3000-36

BILL GARRETT, Davidson County
Trans:T20130059976 DEEDWARR
Recvd: 07/15/13 11:00 2 pgs
Fees:13.00 Taxes:819.55
20130715-0072878

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Charles Bossemeyer	New Owner	
(NAME)	(NAME)	**117-03-0A-036.00**
3000 Hillsboro Pike Apt 36		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **ERIN F. PITTS AND STEPHEN ROBERTS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES BOSSEMEYER AND WIFE, LORI BOSSEMEYER,** 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. 36 ON THE PLAN OF VERSAILLES CONDOMINIUM APARTMENTS OF RECORD IN PLAT BOOK 5050, PAGE 80, CORRECTED IN BOOK 5171, PAGE 153, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF VERSAILLES TOWNHOMES HOMEOWNER'S ASSOCIATION, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5168, PAGE 944, AMENDED IN BOOK 5589, PAGE 367, BOOK 5659, PAGE 641, RE-RECORDED IN BOOK 5667, PAGE 375, AND AMENDED IN BOOK 7770, PAGE 955 AND BOOK 8434, PAGE 719, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO ERIN ROBERTS AND HUSBAND, STEPHEN ROBERTS BY DEED FROM MICHELLE PETRIN, (NKA MICHELLE PETRIN DENGLER, MARRIED) OF RECORD AT INSTRUMENT NO. 20080502-0045098, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 29, 2008 AND RECORDED ON MAY 2, 2008.

THE SAID ERIN ROBERTS HAVING SINCE DIVORCED AND IS NOW KNOWN AS ERIN F. PITTS.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5050, PAGE 80 AND CORRECTED IN BOOK 5171, PAGE 153, SAID REGISTER'S OFFICE; C) EASEMENTS IN BOOK 4240, PAGE 209, BOOK 5221, PAGE 681, BOOK 3531, PAGE 592, AND BOOK 4158, PAGE 34 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **3000 Hillsboro Pike Apt 36 Nashville, Tennessee 37215**
(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 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 10th day of July, 2013.

Erin F. Pitts by Brian Mitchell as Attorney In Fact

Erin F. Pitts by Brian Mitchell as Attorney In Fact

Stephen Roberts by Brian Mitchell as Attorney In Fact

Stephen Roberts by Brian Mitchell as Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of July 2013, before me personally appeared Brian Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Erin F. Pitts and Stephen Roberts and who acknowledged he/she/they executed the same as the free act and deed of the said Erin F. Pitts and Stephen Roberts.

Witness my hand and official seal, this the 10th day of July 2013.

Megan Paulus

Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16