Davidson County	DEEDWARR
Recvd: 10/08/13 16:17	4 pgs
Fees:23.00 Taxes:1110.00	
20131008-0105867	

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0892

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant Chairman title and settlement

JI HYE JANG NOTARY PUBLIC COMMONWEALTH OF VIRGINIA #7531373 COMMISSION EXPIRES 03/30/2016

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of September, 2013

Notary Public
Commission Expires: 9/30/2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Todd B. Monroe 3127 Long Blvd #307 Nashville, TN 37203	Todd B. Monroe 3127 Long Blvd #307 Nashville, TN 37203	104-02-1A-307.00 CO

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, I/WE,

Lauren R. Gibbs, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd B. Monroe, unmarried

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. 307 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900, as amended in Instrument No. 20061030-0134372, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated. Title 66, Chapter 27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372, in the Register's Office of Davidson County, Tennessee.

Together with parking space Numbers 5 & 6, as shown on Exhibit "C" to Master Deed, as amended by Instrument No. 20061030-0134372, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Lauren P. Gibbs, an unmarried person, by Warranty Deed from Parthenon Partners, LLC, a Tennessee limited liability company, dated 11/3/06 and recorded 11/6/06 in Instrument No. 20061106-0138071, in the Register's Office of Davidson County, Tennessee. (The last deed of record contained a scrivener's error in that Lauren Gibbs name was shown as Lauren **P**. Gibbs, her correct name is Lauren **R**. Gibbs.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3127 Long Blvd #307, Nashville, TN 37203.

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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of September, 2013.

Lauren P. Gibbs

R LBA

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lauren P. Gibbs** 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 at Brentwood, Tennessee this 27th day of September, 2013.

Notary Public
My Commission Expires: _____

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 06-24-2014

(Notary Seal)

Exhibit A

A condominium apartment in Davidson County, Tennessee, being Unit No. 307 of Park West Court, a Condominium Development as established by the Master Deed of record in Instrument No. 20050714-0081900, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq. together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said unit also being shown as Exhibit "C" of Master Deed, as amended by Instrument No. 20061030-0134372.

Being the same property conveyed to Lauren P. Gibbs, an unmarried person, by Deed from Parthenon Partners, LLC, a Tennessee limited liability company, of record at Instrument No. 20061106-0138071, Register's Office for Davidson County, Tennessee, dated 11/3/2006 and recorded on 11/6/2006.

Parthenon Partners, LLC are one in the same as Parthanon Partners, LLC.

True Copy Certification

I, Kate Leonard, do hereby make that I am a custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Kate Leonard

State of Maryland

County of Baltimore

Personally appeared before me, Melissa Hess, a notary for Harford County, State of Maryland, Kate Leonard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Melissa M. Hess

Notary Signature

My Commission expires: 4/30/2017

MELISSA M. HESS
NOTARY PUBLIC
HARFORD COUNTY, MD