WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140026849 DEEDWARR
Recvd: 04/21/14 15:13 2 pgs
Fees:13.00 Taxes:1246.90
20140421-0033170

G-VRES-14-3000-206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DIANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Salvatore Galletti and Diana Galletti	**Same as New Owner**	
(NAME)	(NAME)	
2152 Rockinghorse Road		**104-2-4-B-206.00 CO**
(ADDRESS)	(ADDRESS)	
Rancho Palos Verdes, CA 90275-1603		
(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, I/we **CRAIG V. GABBERT, JR. AND KAY C. GABBERT, HUSBAND AND WIFE AND MICHAEL W. COYNE AND WENDY D. COYNE, HUSBAND AND WIFE ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SALVATORE GALLETTI AND DIANA GALLETTI, HUSBAND AND WIFE** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 206 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument Nos. 20070629-0077729, 20081016-0104201 and 20101130-0095113, said Register's Office.

Being the same property conveyed to Craig V. Gabbert, Jr. and wife, Kay C. Gabbert and Michael W. Coyne and wife, Wendy D. Coyne by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee Corporation, recorded on the 6th day of September, 2007 in Instrument No. 20070906-0107172, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bristol Development Group, as recorded in Instrument No. 20060801-0093560, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20050105-0001970, Register's Office for Davidson County, Tennessee.
- All matters set forth in the Master Deed establishing BRISTOL WEST END Condominium of record in Instrument No. 20070503-0053313, as amended by instrument(s) of record in Instrument Nos. 20070629-0077729, 20081016-0104201 and 20101130-0095113, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20040615-0070569, Register's Office for Davidson County, Tennessee.
- Temporary Easement Deed recorded at Instrument No. 20060320-0031877, re-recorded at Instrument No. 20060405-0039176, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement recorded at Instrument No. 20050603-0062976, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Vanderbilt Place #206, Nashville, Tennessee 37212**.

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 the 16th DAY OF APRIL, 2014.

Craig V. Gabbert, Jr.

Kay C. Gabbert by Craig V. Gabbert, attorney-in-fact
Attorney in Fact

Michael W. Coyne

Wendy D. Coyne by Michael W. Coyne,
Attorney in Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAIG V. GABBERT, JR. and Michael W. Coyne the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of April, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Craig V. Gabbert, 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 KAY C. GABBERT, and who acknowledged he executed the same as the free act and deed of the said KAY C. GABBERT.

Witness my hand and official seal, this the 16th of April, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Coyne, 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 Wendy D. Coyne, and who acknowledged he executed the same as the free act and deed of the said Wendy D. Coyne.

Witness my hand and official seal, this the 16th of April, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212