| { ADDRESS NEW OWNER: | { SEND TAX BILL TO: | }MAP-PARCEL NOS} |
|---|---|---|
| {Andrew Giritharan | {Synovus Mortage Corporation} | 117030A01100CO } |
| {30000 Hillsboro Pk #11 | {2204 Lakeshore Drive, Ste. 325 | } |
| {Nashville, TN 37215 | {Birmingham, AL 35209 } | } |
| {This instrument prepared by: Robert J. Notestine III, Attorney at Law, | | } |
| {109 Kenner Avenue, Suite 201, Nashville, TN 37205. | | } |

(1)

# WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Sterling Property, LLC, a Tennessee limited liability company (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Andrew Giritharan, a single person (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 11, Versailles Apartments, as shown on plat of record in Plat Book 5050, Page 80, as corrected in Book 5171, Page 153, and established pursuant to the Master Deed and By-laws establishing Versailles Apartments of record in Book 5168, Page 944, as amended in Book 7770, Page 955, Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375 and Book 8434, Page 719, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Alfred V. Delory to Daniel M. Vives and wife Suzanne Vives as recorded on the 28th day of December, 2010 in Instrument No. 20101228-0102954 and Quit Claim Deed from Daniel M. Vives and Suzanne S. Vives to Sterling Property, LLC, a Tennessee limited liability company as recorded on the 21st day of January, 2011 in Instrument No. 20110121-0006110, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 3000 Hillsboro Pike, #11, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of Versailles Apartments of record in Plat Book 5050, Page 80, said Register's Office for Davidson County, Tennessee.
3. Charter of Homeowners Association of record in Book 5179, page 858 and By-Laws of record in Book 5589, page 367, Book 5659, page 641 and book 5667, page 375, said Register's Office for Davidson County, Tennessee.
4. Master Deed establishing Versailles Apartments condominium of record in Book 5168, page 944, Book 7770, page 955 and Book 8434, page 719, said Register's Office for Davidson County, Tennessee.
5. Surveyor's Certificate of Correction of record in Book 5171, page 153, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140039116 DEEDWARR
Recvd: 06/04/14 09:39 2 pgs
Fees:13.00 Taxes:734.45
20140604-0048227

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $198,500.00
(
(
(Subscribed and sworn to before me
(this 30th day of May, 2014.
(
(My Commission Expires:

Matt Shanklin
Affiant

Pam S. Houser
Notary Public

PAM S. HOUSER STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-24-2018

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind, itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 30th day of May, 2014.

Sterling Property, LLC

By: _____
Robert J. Notestine, Attorney at Law

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Robert J. Notestine III, Attorney at Law, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Attorney at Law for Sterling Property, LLC, a Tennessee limited liability company and as such Attorney at Law acknowledged that he/she is authorized to execute the foregoing instrument on behalf of Sterling Property, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Attorney at Law, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as Attorney at Law.

Witness my hand and seal, at office in Nashville, Tennessee this 30th day of May, 2014.

_____
Notary Public

My Commission Expires: 1-24-15

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY