Davidson County	DEEDWARR
Recvd: 01/15/15 13:52	2 pgs
Fees:13.00 Taxes:1165.50	
20150115-0004347	

WARRANTY DEED

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-20-2017

G-VRES-14-3102-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/20/17 (AFFIX SEAL)

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)
Brian E. Kerstetter and Alison Petiak	Statewide Mortgage LLC	
(NAME)	(NAME)	
3102 West End Circle, #102	10221 Linn Station Rd	**104-02-4A-102.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Louisville, KY 40223	
(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 **GILLES GALLANT, A MARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIAN E. KERSTETTER, A SINGLE MAN AND ALISON PETIAK, 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. 102, together with the appurtenant interest in the common elements of 3102 West End Circle Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050405-0037200, amended in Instrument No. 20060419-0044895 and Instrument No. 20061018-0129536, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E-1" and "E-2" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gilles Gallant, a married man by Warranty deed from Gary Robinson, an unmarried man of record in Instrument No. 20120629-0057238 Register's Office for Davidson County, Tennessee, dated June 27, 2012 and recorded on June 29, 2012.

The above described property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- All matters shown on the Plan of record in Book 421, pages 82 & 83, Register's Office for Davidson County, Tennessee.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3102 West End Circle Condominiums, as recorded in Instrument No. 20060616-0072004.
- Any and all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 3102 West End Circle Condominiums of record in Instrument Number 20050405-0037200, amended in Instrument 20060419-0044895 and Instrument 20061018-0129536, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 571, Page 465 and Book 647, Page 310, Register's Office for Davidson County, Tennessee.
- By-Laws of record as Exhibit B to the Master Deed in Instrument 20050405-0037200, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer/storm drainage, etc., in Instrument 20050715-0082454, Instrument 20050715-0082455 and Instrument 20060912-0112730, Register's Office for Davidson County, Tennessee.
- Stormwater detention agreement in Instrument 20050630-075316 and Instrument 20060911-0111952, Register's Office for Davidson County, Tennessee.
- BellSouth Easement in Instrument 20060629-0078073, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20050408-0038974 and Exhibit C of Instrument 20050405-0037200, Register's Office for Davidson County, Tennessee.
- Right of Way Easement in Book 778, page 343, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by

Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Storm water Detention Agreement recorded at Instrument Nos. 20050630-0075316 and 20060911-0111952, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120629-0057238 in the 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: **3102 West End Circle, #102 , Nashville, Tennessee 37203**.

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 9th DAY OF JANUARY, 2015.

Gilles Gallant by John Gleaves,
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, John Gleaves, 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 GILLES GALLANT, and who acknowledged he/she/they executed the same as the free act and deed of the said GILLES GALLANT.

Witness my hand and official seal, this the 9th of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

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

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018