Davidson County DEEDWARR
Recvd: 03/01/06 12:14 2 pgs
Fees:13.00 Taxes:826.03

20060301-0023557

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$223,250.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2006.

Notary Public

My commission expires: 10-17-2009

(AFFIX SEAL)

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stelios J. Patsiokas	NEW OWNER	**104-14-A 002.00CO**
2816 Westwood Avenue, #2816		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sara E. Ritter, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stelios J. Patsiokas, Unmarried and Alaana Patsiokas, 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:

Land in Davidson County, Tennessee, being Unit No. 2816, together with the appurtenant interest in the common elements of Westbrooke Condominium, a horizontal property regime established by Master Deed of record in Book 7341, page 459, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" on the aforementioned Master Deed.

Being the same property conveyed to Sara E. Ritter by deed from Robert B. Glezen and wife, Diane Glezen of record in Instrument No. 20040520-0059538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **2816 Westwood Avenue, #2816, Nashville, TN 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 24th day of February, 2006.

Sara E. Ritter

Sara E. Ritter
By: Andy Clough, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Andy Clough** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact **for Sara E. Ritter**, the within named bargainor(s), and that he/she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name **of Sara E. Ritter**, the within named bargainor(s) by the said **Andy Clough**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 24th day of February, 2006.

Amanda M Clark

Notary Public

My Commission Expires: 10-17-2009

