03

Realty Title

48-A

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060722

Davidson County DEEDWARR
Recvd: 09/05/06 13:47 2 pgs
Fees:13.00 Taxes:466.20

20060905-0109312

Send Tax Bills To:
WELLS FARGO BANK
11301 Carmel Road-Ste 309
Charlotte, NC 28226

New Owner is:
Erin Courtney Whittinghil
140 Westfield Drive
Nashville, TN 37221

MAP: 128-13-0A
PARCEL: 140.00 CO

WARRANTY DEED

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 is hereby acknowledged, **Margaret Depierri, a single woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Erin Courtney Whittinghill**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:
A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit number 140 on the Plan of Westfield Condominiums created under the Title 66 section 27-101 et seq. as amended, of the Tennessee Code Annotated and as established by a Master Deed of record in Book 6678, Page 771 as amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, and in Book 7271, Page 256, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Master Deed of record in Book 6831, at Page 982, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret D. Depierri by Warranty Deed from Robert J. Terry and Patrick W. Terry and William R. Terry, Sr. recorded, in Instrument # 20050909-0108673, Register's Office for Davidson County, Tennessee, date September 2, 2005 and recorded September 9, 2005. See Warranty Deed in Book 7931, Page 698.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of August, 2006.

GRANTOR:

Margaret A. Depierri

Margaret Depierri

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Margaret Depierri** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of August, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

SWORN TO and subscribed before me this 29th day of August, 2006

Karen Colbert

NOTARY PUBLIC

My commission expires:

7-24-2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY