WARRANTY DEED

FILE BOX 19B
06-08-042-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st day of September, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

WEISS NOTARY PUBLIC AT LARGE TENN.

Davidson County DEEDWARR
Recvd: 09/25/06 16:03 2 pgs
Fees:13.00 Taxes:118.40
20060925-0118743

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
NANCI PETERS	BANK OF AMERICA	103-2-C
(NAME) 276 White Bridge Road #34	(NAME) 275 South Valencia Avenue	34.00CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Brea, CA 92823-6340	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JEAN ROSEMAN AND ANDREW LOVE, as Joint Tenants in Common with Right of Survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NANCI PETERS, UNMARRIED**, hereinafter called the Grantee(s), her 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. 34, on the Plan of West End Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6657, Page 549, Register's Office for Davidson County, Tennessee; Restrictive Covenants contained in instrument of record in Book 3642, Page 417, said Register's Office; Rights with reference to an 8 inch sanitary sewer shown on the Plans for Project No. 64-s-16 on the file in the Office of Metropolitan Sewerage Service Division, as referred to in deed of conveyance of record in Book 3840, Page 386, said Register's Office; Easement for Sanitary Sewers and/or Storm Drainage granted Metropolitan Government by William G. Blackman, of record in Book 3859, Page 859, said Register's Office; Permanent and Temporary Construction Easements as set out in Final Orders of record in Book 5894, Page 97 and 101, said Register's Office; an Easement for Television Cable granted Viacom Cablevision by instrument of record in Book 5974, Page 755, said Register's Office; an unrecorded Lease Agreement with Home Coin Laundry dated December 6, 1977; Rights of Tenants in Possession under existing leases; Title to that portion of the premises lying within the boundaries of any highways or road; together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of West End Terrace Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to JEAN ROSEMAN AND ANDREW LOVE, AS TENANTS IN COMOMON WITH RIGHT OF SURVIVORSHIP by Deed from ANNE C. BARTON, UNMARRIED, dated April 30, 2004, of record in Instrument No. 20040503-0050237, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Terrace Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **ANDREW LOVE** pursuant to a Power of Attorney executed by same on the 22nd day of August, 2006, and being filed for record in Instrument No. 20060925-0118742, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 276 White Bridge Road #34, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, hands, this 21st day of September, 2006

ANDREW LOVE Andrew Love

Jean Roseman
JEAN ROSEMAN

By: Jean Roseman
JEAN ROSEMAN, 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, the within named **JEAN ROSEMAN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of September, 2006.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 21st day of September, 2006, before me personally appeared **JEAN ROSEMAN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **ANDREW LOVE**, and acknowledged that she executed the same as the free act and deed of the said ANDREW LOVE.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of September, 2006.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.