Return to: Lawyers Escrow Service

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26152-12-2006** **Record & Return To:** **Lawyers Escrow Services** **2021 Richard Jones Road, Suite 220** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: LAWYER'S ESCROW SERVICE, INC. 2021 RICHARD JONES ROAD, SUITE 220 NASHVILLE, TN 37215 The actual consideration or value, whichever is greater, for this transfer is: $167,000.00. Ronald Colter, Trustee Affiant Subscribed and sworn to before me this 16th day of January, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Meghan F. Green Pike MG 4225 Harding ~~Road~~ Unit 408 Nashville, TN 37205	**Send Tax Bills To:** Countrywide Home Loans P.O. Box 660694 Dallas, TX 75266-0694	**Tax Information:** Map No.103.16-0C Parcel No. 408.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald C. Colter, Trustee of the PPP Trust dated, 12/5/00**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meghan F. Green, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4225 Harding ~~Road~~ Pike MG Unit 408, Nashville, TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of January, 2007.

Ronald C. Colter, Trustee
Ronald C. Colter, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ronald C. Colter, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/17/07 13:10 2 pgs
Fees:13.00 Taxes:617.90

20070117-0006835

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 408 on the Plan of Wellington Arms, of record in Plat Book 5200, page 316, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed of record in Book 5721, page 241, corrected in Book 5740, page 897, and amended in Instrument No. 20001205-0119242, said Register's Office.

Being the same property conveyed to Ronald C. Colter, Trustee of the PPP Trust dated 12/5/00 by Warranty Deed dated February 19, 2003 from Brian K. Frazier, a single person of record in Instrument No. 20030220-0022521, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Wellington Arms Homeowner's Association, Inc. of record in Book 5833, page 312, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Wellington Arms Condominium, of record in Book 5721, page 241, corrected in Book 5740, page 897 and amended in Instrument No. 20001205-0119242, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 316, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers of record in Book 7692, page 861, Register's Office for Davidson County, Tennessee.