Davidson County DEEDWARR
Recvd: 03/20/07 14:06 2 pgs
Fees:13.00 Taxes:140.23
20070320-0033920

**THIS INSTRUMENT PREPARED BY:**
**Hugh W. Entrekin**
**MOORELAND TITLE COMPANY, LLC**
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $37,900.00

AFFIANT

Subscribed and sworn to before me, this 15th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILLIS DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

**Address New Owners as Follows:** **Send Tax Bills To:** **Map-Parcel Number:**

Mark Podis
Cynthia Podis
6928 Highland Park Drive
Nashville, Tennessee 37205

SAME

103-2-C-90.00

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

**Charles M. Scott and wife, Bernadette J. Scott** ("Grantor") do hereby bargain, sell, transfer and convey unto **Mark Podis and wife, Cynthia Podis** ("Grantee") their heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

**A certain condominium unit located in Davidson County, Tennessee, being further described as follows:**

**Being Unit No. 90, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, as of record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Charles M. Scott and wife, Bernadette J. Scott by deed from William Bowlby and wife, Patricia Williams Bowlby, of record in Instrument No. 20041013-0123474, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Mark Podis and wife, Cynthia Podis**, their heirs and assigns, forever.

AND **Charles M. Scott and wife, Bernadette J. Scott** do hereby covenant with **Mark Podis and Cynthia Podis**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Charles M. Scott and wife, Bernadette J. Scott** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to **Mark Podis and wife, Cynthia Podis,** their heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 276 White Bridge Road, #90, Nashville, TN 37205

IN WITNESS WHEREOF, this Warranty Deed has been executed this 15th day of March, 2007.

Charles M. Scott

Bernadette J. Scott

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Charles M. Scott and Bernadette J. Scott, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their name.

Witness my hand, at Nashville, Tennessee, this 15th day of March, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

This conveyance is subject to following:

**Permitted Encumbrances**

1. County Taxes for 2007 and subsequent years.
2. Master Deed of record in Book 6657, page 996, and all amendments, if any, thereto, establishing a horizontal property regime for West End Terrace, a Condominium Development, Register's Office for Davidson County, Tennessee.
3. Easements of record in Book 3642, page 417, Book 3840, page 386, Book 3859, page 859, Book 5894, pages 97 and 101, and Book 5974, page 755, Register's Office for Davidson County, Tennessee.
4. Subject to Restrictive Covenants of record in Book 3642, Page 417, Register's Office for Davidson, Tennessee.