Davidson County DEEDWARR
Recvd: 03/27/07 08:57 2 pgs
Fees:13.00 Taxes:122.10

20070327-0036344

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF March, 2007.

_____
NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark & Cynthia Podis 6928 Highland Park Drive Nashville, TN 37205	New Owner	Map 103.02 Group C Parcel 104

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Rodney A. Lorenz and wife, Karin C. Lorenz

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mark Podis and wife, Cynthia Podis

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:

Unit No. 104, 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, of record in Book 6657, Page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodney A. Lorenz and wife, Karin C. Lorenz by deed from West End Terrace, Inc., a Tennessee coproration, dated October 14, 1985, and of record in Book 6684, Page 191, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) Taxes: 2007 taxes and subsequent years constitute a lien although not yet due and payable. Map 103.02; Group C; Parcel 104
2) Property is subject to Master Deed establishing a Horizontal Property Regime of West End Terrace, a Condominium, of record in Book 6657, Page 549 and amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 6657, Page 549 and amended in Book 7541, Page 955, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 3642, Page, 417, said Register's Office.
3) Property is subject to Restrictive Covenants contained in Book 3642, Page 417, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for utilities granted to Metro Government of record in Book 5894, Page 97, said Register's Office.
5) Property is subject to an easement for television cable granted to Viacom Cablevision of record in Book 5974, Page 755, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 261 White Bridge Road #104, Nahsville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 our hand(s) this 20 day of March, 2007.

X _____
Rodney A. Lorenz

X _____
Karin C. Lorenz

STATE OF Illinois
COUNTY OF

Personally appeared before me, Rodney A. Lorenz and wife, Karin C. Lorenz, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of March, 2007.

Carla J Stokes
NOTARY PUBLIC

My Commission Expires:

9-19-09



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076