THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26522-04-2007** **Record & Return To:** **Realty Title** **3815 Cleghorn Avenue, Suite 102** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2007. Notary Public My Commission Expires:

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

WARRANTY DEED

My Commission Expires JULY 19, 2008

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Rachel Elizabeth and Daniel John Westman 3014 Hedrick Street #401 Nashville, TN 37203	**Primary Residential Mortgage** **4750 West Wiley Post Way** **#200, Salt Lake City, Utah 84116**	Map and Parcel No.: 104020T401.00CO

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, **John Howard Fridrich, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Elizabeth Westman and husband, Daniel John Westman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Rights to Parking Space Number 17, which was allocated to the Grantor, are hereby assigned to the Grantee.

This is improved property located at 3014 Hedrick Street #401, Nashville, TN 37203

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 18th day of May, 2007.

John Howard Fridrich

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Howard Fridrich**, 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 18th day of May, 2007.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/25/07 14:11 2 pgs
Fees:13.00 Taxes:1202.50

20070525-0062755

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

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee. being Unit No. 401, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20000714-0069948, amended in Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to John Howard Fridrich by deed dated August 29, 2001 from Lynn S. Ellsworth, of record in Instrument No. 20010904-0095238, 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 West End Lofts Condominium Association, Inc. of record in Instrument No. 20041014-0124080, 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 West End Lofts Condominiums, of record in Instrument No. 20000714-0069948 and amended in Instrument No. 20010524-0054282, 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 11190, page 63, Register's Office for Davidson County, Tennessee.
6. Landscaping Contract recorded in Instrument No. 20000802-0076554, Register's Office for Davidson County, Tennessee.