Davidson County DEEDWARR
Recvd: 07/02/07 10:12 2 pgs
Fees:13.00 Taxes:460.65

20070702-0078456

(1)

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $124,500.00

Affiant

Subscribed and sworn to before me
This 22 day of June, 2007

Notary exp: 1-26-08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address of new owners:	Send tax bills to:	Map & Parcel:
2831 Hillside Drive # H-1	Franklin American Mortgage Co.	104/ Part of Parcel 10-180
Nashville, TN 37212	501 Corporate Centre Drive Ste 400	
	Franklin, TN 37067	

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Nashville Westchester, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Anderson, Unmarried** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. H-1 on the Plan of Westchester Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101. Et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No. 20070607-0068596, Register's Office for said County, 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 Westchester Condominiums as shown on Exhibit "B" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being part of the property conveyed to The Nashville Westchester, LLC, a Tennessee limited liability company by deed from The Westchester Company, LLC, a Tennessee limited liability company, dated February 16, 2007, of record in Instrument No. 20070216-0020012, Register's Office for said County.

Subject to terms of Master Deed of record in Instrument No. 20070607-0068596, said Register's Office.
The 2007 County property taxes have been prorated between the two parties.
Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: 2831 Hillside Drive # H-1 Nashville, TN 37212
OR The property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 20 day of June, 2007.

The Nashville Westchester, LLC

By: Aaron White, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Aaron White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of The Nashville Westchester, LLC, the within named bargainer, a Limited Liability Company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such President.

Witness my hand and official seal this the 20 day of June, 2007.

My Commission Expires: 11/24/07

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007