WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/07 08:11 3 pgs
Fees:18.00 Taxes:4070.00
20070913-0109623

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00.

Gary N. Stewart
Affiant

Subscribed and sworn to me on September 12, 2007.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gary D. Sasser 3821 West End Avenue, Unit 102 Nashville, TN 37215	Same	Part of 104-09-0-163.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 3821 West End Developers, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Gary D. Sasser, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit 102 as described in Exhibit B to the Master Deed of The Southgate Condominiums, of record in Instrument No. 20060307-0026322, Register's Office for Davidson County, Tennessee, amended in Instrument 20070606-0068095, said Register's Office, to which Master Deed reference is hereby made for a more complete legal description.

Being the same property conveyed to 3821 West End Developers, LLC, a Tennessee limited liability company, from 3821 West End General Partnership, a Tennessee general partnership, dated April 8, 2005, of record as Instrument No. 20050411-0039974, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters on the survey dated 3/29/05 of record as Instrument No. 20040315-0029283, recorded by R. Scot Cherry, Tennessee license number 1512, and all matters on the survey dated 6/19/03, Project number 03095, recorded by Steven D. Delle, Tennessee license number 1710, Register's Office for Davidson County, Tennessee.; and
3. All matters as shown on subdivision plat of record in Plat Book 332, Page 152, said Register's Office; and
4. All matters as shown on the Consolidation Plat of West End Rochford, of record as Instrument No. 20050622-0071650, said Register's Office; and
5. Stormwater Quality Agreement of record in Instrument No. 20060126-0009700, said Register's Office.; and
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060126-0009703, said Register's Office.; and
7. Master Deed of The Southgate Condominiums of record in Instrument No. 20060307-0026322, said Register's Office.; and
8. Amendment to the Master Deed of The Southgate Condominiums of record in Instrument No. 20070606-0068095, said Register's Office.; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3821 West End Avenue, Unit 102, Nashville, TN 37205.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hands on September 12, 2007.

3821 West End Developers, LLC

By: _____
Donald F. Rochford

Its: Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Donald F. Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be a Member of 3821 West End Developers, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing for 3821 West End Developers, LLC by himself as Member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12th day of September, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY