Davidson County DEEDWARR
Recvd: 10/08/07 11:58 2 pgs
Fees:13.00 Taxes:460.65

20071008-0119668

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

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 27 day of September 2007

Notary exp: 7-24-10

Address of new owners:
JP & Jamie Duncan
1424 Savannah Park Dr.
Spring Hill, TN 37174

Send tax bills to:
New Owner

Map & Parcel:
104-10 Part of 180

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, **The 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 **JP Duncan III and wife, Jamie Duncan** 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:

Land in Davidson County, Tennessee, being Unit No. H-2,, as shown on the map entitled Master Deed Westchester Condominiums, of record in Instrument No. 20070607-0068596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Nashville Westchester, LLC, A Tennessee Limited Liability company, by deed from The Nashville Westchester Co. LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20070216-0020012, dated February 16, 2007, in the Register's Office for Davidson County, Tennessee.

The 2007 County property taxes have been prorated between the two parties.

Subject to Master Deed of Record in Instrument No. 20070607-0068596 in the Register's office for Davidson County, Tennessee.

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-2 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that they 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 themselves, their 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 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 27 day of September, 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 herself 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 27 day of September, 2007.

My Commission Expires: 11/22/10

Notary Public

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010