Realty Title Box
48A

Davidson County DEEDWARR
Recvd: 04/07/08 11:29 2 pgs
Fees:13.00 Taxes:488.40

20080407-0034950

WARRANTY DEED

B-GB-07-0326

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Pamela Anschutz
Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2008.

Karen Colbert
Notary Public

MY COMMISSION EXPIRES: 7-26-2010
(AFFIX SEAL)

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franz Dietz	WR Starkey Mortgage, L.L.P.	
326 Westfield Drive	(NAME) 5055 W. Park Blvd. Ste. 300	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Plano, TX 75093	128-13-A-326.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we REGINA M. RICHMILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANZ DIETZ, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 326 OF WESTFIELD CONDOMINIUMS HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK , PAGE AS REVISED IN BOOK PAGE AMENDED IN BOOK 6831, PAGE 982 AND AS ESBLISHED BY MASTER DEED OF RECORD IN BOOK 6678, PAGE 771* REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM. *BOOK 6736, PAGE 110, BOOK6801, PAGE 962, BOOK 7271, PAGE 256

BEING THE SAME PROPERTY CONVEYED TO REGINA M. RICHMILLER BY WARRANTY DEED FROM DANIELLE ROSE LISO, UNMARRIED, RECORDED ON THE 13TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050713-0081280, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6250, PAGE 590; BOOK 6250 PAGE 748, BOOK 6831 PAGE 982, BOOK 6746, PAGE 677, BOOK 6678, PAGE 771, BOOK 6736 PAGE 110, BOOK 6801 PAGE 962, BOOK 6831 PAGE 982, BOOK 7271 PAGE 256 BOOK 4851 PAGE 918 BOOK 6551 PAGE 981, BOOK 6551 PAGE 988; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 326 Westfield Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 31st day of March, 2008.

Regina M Richmiller by Gwen Burlew Atty in Fact

Regina M. Richmiller

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2008, before me personally appeared Gwen Burlew to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Regina M. Richmiller and who acknowledged he/she/they executed the same as the free act and deed of the said Regina M. Richmiller.

Witness my hand and official seal, this the 31st day of March, 2008.

Notary Public

My Commission Expires: 7-2470

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

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903