THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Premier Escrow LLC** **4301 Hillsboro Road Suite 300** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $121,500.00. Affiant Subscribed and sworn to before me this 11th day of April, 2008. Notary Public My Commission Expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

WARRANTY DEED

Address New Owner: Megan E. Flowers 4425 Westlawn Drive, Apt. D102 Nashville, TN 37209	**Send Tax Bills To:** Franklin American Mtg Co. 501 Corporate Center Drive Suite 400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 103080A064.00CO

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, **Charles Green**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan E. Flowers**, unmarried ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4425 Westlawn Drive, Apt. D102, Nashville, TN 37209

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 11th day of April, 2008.

Charles Green

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles Green**, 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 11th day of April, 2008.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 25, 2009
STATE OF TENNESSEE

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 04/14/08 10:57 2 pg:
Fees:13.00 Taxes:449.55

20080414-0037430

BOX 10-A

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. D-102 on the Plan of Westlawn Green of record in Plat Book 5200, page 20 thru 24, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westlawn Green, a horizontal property regime established by Master Deed and Bylaws of record in Book 5238, page 862, amended in Book 5266, page 22, and Book 6748, page 423, said Register's Office.

Being the same property conveyed to Charles Green by deed dated December 27, 2001 from Jennifer L. Bibeau of record in Instrument No. 20020103-0001075, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Westlawn Green Homeowners' Association, Inc. of record in Book 5234, page 719, 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 Westlawn Green, of record in Book 5238, page 863, amended in Book 5266, page 22, and Book 6748, page 423, 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 5200, pages 20 thru 24, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 5238, page 134, Register's Office for Davidson County, Tennessee.