THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27650-04-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $151,000.00. Affiant Subscribed and sworn to before me this 23rd day of May, 2008. Notary Public My Commission Expires: 11-14-09 MARY ESTHER CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 14 2009

WARRANTY DEED

Address New Owner: Sarah ~~EXXXXX~~Elizabeth Hazelwood 7470 Charlotte Pike, #107 Nashville, TN 37209	**Send Tax Bills To:** Bank of America N.A. 9000 Southside Blvd. Jacksonville, FL 32256	**Tax Information:** Map and Parcel No.: 114110A00700CO

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, **Janet M. Hillman**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~Sarah EXXXXX, unmarried~~ ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Sarah Elizabeth Hazelwood, married

This is improved property located at 7470 Charlotte Pike, #107, 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 23rd day of May, 2008.

X Janet M. Hillman Sign Here

Janet M. Hillman

STATE OF Oregon, COUNTY OF Washington SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Janet M. Hillman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2008.

[redacted]

Notary Public

My Commission Expires:

OFFICIAL SEAL
RUSSELL AULT
NOTARY PUBLIC - OREGON
COMMISSION NO. 419499
MY COMMISSION EXPIRES JULY 19, 2011

Davidson County DEEDWARR
Recvd: 05/30/08 14:39 2 pgs
Fees:13.00 Taxes:558.70

20080530-0055300

EXHIBIT "A"

Land in Davidson County, Tennessee, being 107, together with the appurtenant interest in the common elements of West Hills Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20001212-0122257, amended in Instrument No. 20020125-0010758, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Amendment to Master Deed.

Being the same property conveyed to Janet M. Hillman by Deed dated June 13, 2006 from Nancy Denizard Thompson and husband, Daniel V. Thompson of record in Instrument No. 20060619-0072678, re-recorded in Instrument No. 20060623-0075204, 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 West Hills Condominiums Homeowner's Association, Inc. of record in Instrument No. 20001212-0122256, 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 West Hills Condominiums, of record in Instrument No. 20001212-0122257, amended in Instrument No. 20020125-0010758, 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 Site Plan of record as Instrument No. 20020821-0101251, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewer of record in Book 5222, pages 720 and 723, Register's Office for Davidson County, Tennessee.
7. Easement for ingress, egress, and regress of record in Instrument No. 20030225-0024736, Register's Office for Davidson County, Tennessee.
8. Easement for access of record in Book 10008, page 79, Register's Office for Davidson County, Tennessee.
9. Easement for right of way of record in Book 751, page 374, and in Book 1634, page 593, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 787, pages 13 and 14, Register's Office for Davidson County, Tennessee.
11. Easement for ingress and egress of record in Book 2484, page 315, Register's Office for Davidson County, Tennessee.
12. Easement for Mineral rights of record in Book 358, page 46, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Instrument No. 20030506-0060048 and Instrument No. 20001208-0121328, Register's Office for Davidson County, Tennessee.