State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$100,000.00**

Affiant

Subscribed and sworn before me this 10th day of **June, 2008**.

Notary Public

My Commission Expires: 3-20-10

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/08 08:52 2 pgs
Fees:13.00 Taxes:370.00
20080616-0061434

This Instrument was prepared by:
Service Escrow & Title, Inc.
5001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Andrew D. Stewart **2134 Fairfax Ave. #E-7** **Nashville, Tennessee 37212**	**2134 Fairfax Ave. #E-7** **Nashville, Tennessee 37212**	**New South Federal Savings Bank** **213 Overlook Circle, Suite A4** **Brentwood, Tennessee 37027**

Map 104-11-A, Parcel 71

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

GLADYS A. ROBALINO, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ANDREW D. STEWART, A SINGLE MAN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. E-7, VILLAGER WEST CONDOMINIUMS, as shown on plat of record in Plat Book 5210, page 174, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gladys A. Robalino, unmarried, by Deed from The Westchester Company, LLC, dated 02/17/2005 of record in Instrument No. 20050218-0018553, Register's Office for Davidson County, Tennessee.

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 5210, page 174, Register's Office for said County.

Charter of Villager West Homeowner's Association, Inc. of record in Book 5450, page 740, Register's Office for Davidson County, Tennessee.

Master Deed of Villager West Homeowner's Association, Inc. of record in Book 5452, page 419; By-Laws of Villager West Homeowner's Association, Inc. of record in Book 5452, page 460, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 10th **day of June, 2008.**

Gladys Robalino

~~Gladys A. Robalino~~

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Gladys A. Robalino,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand and official seal this 10th **day** of **June, 2008.**

My Commission Expires:

3-20-10

~~Notary Public~~

Jennifer R. Pierce
Notary Public
At Large
Davidson County, Tennessee