SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/21/08 11:05 2 pgs
Fees:13.00 Taxes:489.71
20080821-0085982

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $132,355.00

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 30th day of July, 2008.

Notary Public
My commission expires: 6-20-11

02-0807-46127

Address of New Owner:	Send Tax Bills to:	Tax Information
Emily M. Welton	NEW OWNER	172-12-0-D-452.00
7230 Althorp Way #2 Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Aubrey E. Pruett, unmarried and Donna Sirmeyer, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Emily M. Welton, an unmarried woman, hereinafter called the Grantees, their successors 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. W-2, as shown on Exhibit B1 & B7 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record in Instrument NO. 20050324-0032209, as amended in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, and as described in Master Deed of record in Instrument No. 20020315-0032825, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aubrey E. Pruett, Donna Sirmeyer, and Verna M. Miller by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated August 4, 2005, recorded August 23, 2005, of record in Instrument No. 20050823-0100307, Register's Office for Davidson County, Tennessee, being further conveyed to Aubrey E. Pruett and Donna Sirmeyer by Quit Claim Deed from Verna M. Miller, dated July 25th, 2008 and recorded August 6, 2008 in Instrument No. 20080806-0081027, Register's Office for Davidson County, Tennessee.

Donna Sirmeyer warrants that subject property is not her primary residence nor the primary residence of her spouse or any of her dependants.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7230 Althorp Way #2, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30th day of July, 2008.

Aubrey E. Pruett by Tom Sirmeyer,
His attorney in fact

Donna Sirmeyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Sirmeyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of July, 2008.

State of Tennessee at Large

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires
1/23/10

STATE OF Tennessee

COUNTY OF Williamson

On this 30th day of July, 20 08, before me personally appeared Tom Sirmeyer, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Aubrey E. Pruett, and who acknowledged that he executed the same as the free act and deed of said Aubrey E. Pruett.

WITNESS my hand, at office, this 30th day of July, 20 08.

Notary Public
My commission expires: 1/23/10

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC