Davidson County DEEDWARR
Recvd: 09/03/08 12:54 2 pgs
Fees:13.00 Taxes:802.90
20080903-0090240

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080369

Send Tax Bills To:
REGIONS MTG.
2050 PARKWAY OFFICE CIR 2CN 6
BIRMINGHAM, AL 35244

New Owner is:
Wendy Welch
403 Ashlawn Court
Nashville, TN 37215

MAP: 131-06-0G

PARCEL: 403.00CO

REF: 7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Amanda Susan Crowe, now known as Amanda C. Koslin and husband, Cory Koslin**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Wendy Welch** UNMARRIED, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 403, a condominium, A Condominium Development established pursuant to the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee code Annotated, under Master Deed, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, abd subject to the provisions and requirements there of, and By-Laws fot the Administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof and voting percentage as set forth in Exhibit "C" to said Master Deed.

Being the same property conveyed to Amanda Susan Crowe, unmarried, by Warranty Deed from Barry D. Lancaster, unmarried, dated 10-29-04 and recorded 11-3-04 in Instrument Number 20041103-0132177, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **403 Ashlawn Court, Nashville, TN 37215**

ASC, ACK

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29 day of August, 2008.

GRANTOR(S): Amanda Susan Crowe

Amanda C. Koslin

AMANDA SUSAN CROWE n/k/a
AMANDA C. KOSLIN

CORY KOSLIN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **AMANDA SUSAN CROWE N/K/A AMANDA C. KOSLIN AND CORY KOSLIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 29 day of August, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$217,000.00**.

AFFIANT

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SWORN TO and subscribed before me this the 29 day of Aug, 2008.

NOTARY PUBLIC
My commission expires: 7-25-12