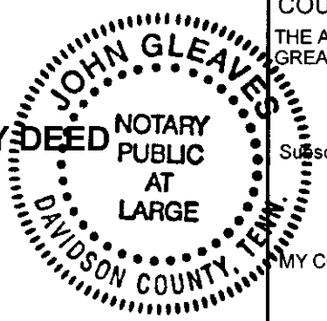
# WARRANTY DEED




G-WES-09-40

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Virostko | Bank Of America Mortgage | |
| 301 Sylvan Park Lane | (NAME) 9000 Southside Blvd. #700 | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Jacksonville, FL 32256 | 104-1-F-40.00 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WEST END STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN VIROSTKO AND WIFE, ADRIENNE DULA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 40, WEST END STATION CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070712-0083315, AMENDED IN INSTRUMENT NOS. 20071220-0146057, 20080919-0095641, AND 20081029-0108160 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BILL GARRETT, Davidson County
Trans:T20090018477 DEEDWARR
Recvd: 03/19/09 14:30 2 pgs
Fees:13.00 Taxes:1108.15
20090319-0024814

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WESTWOOD NASHVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY TO WEST END STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 12TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070712-0083314 AND PART OF THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM WESTWOOD NASHVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY TO WEST END STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 12TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070712-0083313, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 109; BOOK 1851, PAGE 222; BOOK 5594, PAGE 379; AND INSTRUMENT NUMBERS 20070711-0082529; 20071210-0142159; 20080805-0080550; 20070712-0083315; 20071220-0146057; 20070425-0049073; 20080421-0040206; 20080505-0046041; 20070425-0049064; 20080505-0045999; AND 20070606-0067812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved ( X ) property, known as 301 Sylvan Park Lane, Nashville, Tennessee 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 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/our hand(s) this 12th day of March, 2009.

West End Station, LLC

BY:_____

Aaron White, President/ Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

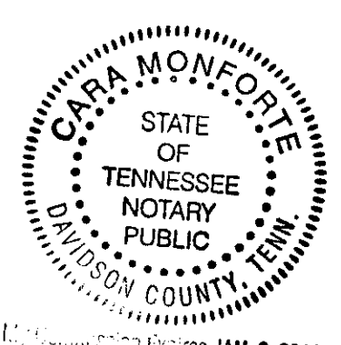
On this the 12th day of March, 2009, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of West End Station, LLC, a Tennessee limited liability company
, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of March, 2009.

_____

Notary Public

My Commission Expires: 1/9/2012




My Commission Expires JAN. 9, 2012

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903