BILL GARRETT, Davidson County
Trans:T20090043527 DEEDWARR
Recvd: 06/30/09 09:39 2 pgs
Fees:13.00 Taxes:739.63
20090630-0060589

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jennifer P. Smith
4506 Indiana Avenue
Nashville, TN 37209

SEND TAX BILL:

New Owner

MAP AND PARCEL:
091 12 0H 001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Westover Partners, LLC, a Tennessee limited liability company** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jennifer P. Smith** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 of 4508 Westover Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4508 Westover Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20081024-0106534, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4508 Westover Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081024-0106534, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Westover Partners, LLC, a Tennessee limited liability company, by quitclaim deed from James E. Phelps, Jr. and wife, T. Elaine Phelps, of record in Instrument No. 20090609-0053580, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 4506 Indiana Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 29th day of June, 2009.

Westover Partners, LLC

BY: _____
James E. Phelps, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared James E. Phelps, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Westover Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand and official seal this the 29th day of June, 2009.

_____
Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

My Commission Expires: 9/3/12

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual value or consideration, whichever is greater, for this transfer is $199,900.00.

Catherine Ragsdale
AFFIANT

Subscribed and sworn to before me
this 29th day of June, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 7/01/09

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY