THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28770-05-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Affiant Subscribed and sworn to before me this 7th day of July, 2009. Notary Public My Commission Expires: 11/14/09

Tabitha N. Calhoun NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Richard Westrich 810 Bellevue Road #310 37221Nashville, TN 37221	**Send Tax Bills To:** Bank of America 9000 Southside Blvd, #700 Jacksonville, FL 32256	**Tax Information:** Map and Parcel No.: 142-06-0-A 310.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Dillon, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Westrich** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 810 Bellevue Road #310, 37221Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Dee Anna Dillon, wife of John Dillon, joins in the execution of this instrument for the purposes of conveying her marital interest, if any, in subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of July, 2009.

John Dillon by Jeanie Rutland attorney-in-fact
John Dillon
BY: Jeanie Rutland, Attorney-In-Fact

Dee Anna Dillon by Jeanie Rutland attorney-in-fact
Dee Anna Dillon
BY: Jeanie Rutland, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeanie Rutland,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said JOHN DILLON AND DEE ANNA DILLON and is authorized by the said JOHN DILLON AND DEE ANNA DILLON to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of July, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20090045910 DEEDWARR
Recvd: 07/08/09 13:35 2 pgs
Fees:13.00 Taxes:333.00
20090708-0063843

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 310, Building 59, together with garage designated No. 3 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Plat Book 4675, pages 128 thru 130, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of "Peppertree", Creekside Meadows Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, pages 723 and 724, Book 6874, page 354, and Book 7610, page 973, said Register's Office.

Being the same property conveyed to John Dillon by deed dated 03/31/04 from Cason Family Investment Partnership of record in Instrument No. 20040401-0036601, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Creekside Meadows Assocation, Inc. of record in Book 4826, page 610, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for "Peppertree" Creekside Meadows Condominiums, of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, pages 723 and 724, Book 6874, page 354, Book 7610, page 973, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 4675, pages 128 thru 130, Register's Office for Davidson County, Tennessee.

After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067
(186)