WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00.

Affiant

Subscribed and sworn to me on July 7, 2009.

NOTARY PUBLIC

My Commission Expires: 12/12/10

BILL GARRETT, Davidson County
Trans:T20090045934 DEEDWARR
Recvd: 07/08/09 14:27 2 pgs
Fees:13.00 Taxes:499.50
20090708-0063903

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Brian Lavoy Payne, Attorney at Law, PLLC
7600 Leveson Way
Nashville, Tennesee 37211
615.414.1368

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan A. Ortega 307 Post Creek Road Nashville, TN 37221	Bank of America, N. A.	128-15-0B-307.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard O'Donnell, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ryan A. Ortega, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 307, as shown on the Post House-Bellevue Condominium, Phase Two, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended in Tennessee Code Annotated, of record in the First Amendment to Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, Page 811 and referred to as Exhibit "B" found at Pages 813, 814 and 815, to which plan reference is made for a more complete description; Book 6846, Page 811, Amending original Master Deed, of record in Book 6838, Page 445; all referenced of record in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Post House-Bellevue Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Richard O'Donnell from Mark A. Brown and Rachel Brown, husband and wife, by Warranty Deed dated July 25, 2003 and recorded in Instrument No. 20030801-0109651 and as re-recorded in Instrument No. 20030923-0140687, both in said Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and

2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).; and
3. Charter of Post House-Bellevue Condominium Association, Inc. of record in Book 6848, Page 541, Register's Office for Davidson County, Tennessee.; and
4. Master Deed of record in Deed Book 6838, Page 445, and as amended in Book 6846, Pages 811, 816 and 821; Book 8044, Page 195; Book 8047, Page 867; Book 8101, Page 562 and Book 8626, Page 588, all in said Register's Office.; and
5. Subject to the Master Deed establishing a "Horizontal Property Regime" of Post House-Bellevue Condominiums, Phase Two, of record in The First Amendment to the Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, Page 811; and referred to as Exhibit "B" found at Pages 813, 814 and 815, to which plan reference is made for a more complete description; Book 6846, Page 811, Amending original Master Deed, of record in Book 6838, Page 445; all referenced of record in the Register's Office for Davidson County, Tennessee.; and
6. Subject to lien for special assessment as contained in the Master Deed.

This property is also known as improved property located at 307 Post Creek Road, Nashville, TN 37221.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on July 7, 2009.

Richard O'Donnell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 7, 2009, before me personally appeared Richard O'Donnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 7, 2009.

Brian Lavoy Payne, NOTARY PUBLIC

BRIAN LAVOY PAYNE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/12/10