WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 2, 2012

B-SR-09-3103-UNITB

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
ANDREW SARTORIS	Same	
3103 B WELLINGTON AVE	(NAME)	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212-3231		104060D00400CO
(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, I/we DAN M. KIMBROUGH AND CHERYL P. KIMBROUGH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW SARTORIS, 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 4 ON THE REVISED CONDOMINIUM SITE PLAN FOR WELLINGTON PLACE, OF RECORD IN PLAT BOOK 5200, PAGE 488, 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 THE WELLINGTON PLACE HOMEOWNERS ASSOCIATION, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 5994 PAGE 119, RE-RECORDED IN BOOK 5999, PAGE 356, SAID REGISTER?S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO DAN M. KIMBROUGH AND WIFE, CHERYL P. KIMBROUGH BY DEED FROM JULAINE FIALA AND HUSBAND, GORDON FIALA OF RECORD IN BOOK 11573, PAGE 540 ON 07/09/1999 AND FILED FOR RECORD ON 07/15/1999, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 5200, PAGE 488; COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS AS SET FORTH IN MASTER DEED OF RECORD IN BOOK 5994, PAGE 119, AS RE-RECORDED IN BOOK 5999, PAGE 356, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF CHERYL P. KIMBROUGH BY DAN M. KIMBROUGH, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY HER ON THE 10TH DAY OF JULY 2009 OF RECORD IN INSTRUMENT NO. 20090717-0067367, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )

This is improved (X) property, known as 3103 B WELLINGTON AVE, NASHVILLE, Tennessee 37212-3231
(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.

BILL GARRETT, Davidson County
Trans:T20090048484 DEEDWARR
Recvd: 07/17/09 15:05 2 pgs
Fees:13.00 Taxes:814.00

20090717-0067368

Witness my/our hand(s) this 14th day of July, 2009.

DAN M. KIMBROUGH

CHERYL P. KIMBROUGH by DAN M. KIMBROUGH, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN M. KIMBROUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2009.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 14th day of July, 2009, before me personally appeared DAN M. KIMBROUGH to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHERYL P. KIMBROUGH and who acknowledged he/she/they executed the same as the free act and deed of the said CHERYL P. KIMBROUGH.

Witness my hand and official seal, this the 14th day of July, 2009.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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