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. FTI File	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $166,000.00. Lindsay M. Crampton Affiant Subscribed and sworn to before me this 17th day of July, 2009. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20090048923 DEEDWARR
Recvd: 07/21/09 08:32 2 pgs
Fees:13.00 Taxes:614.20
20090721-0068083

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 8, 2012

WARRANTY DEED

Address New Owner: Casey Ann Guimbellot 7277 Charlotte Pike, Unit 127 Nashville, TN 37209	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 114080C01700CO

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, **Lindsay M. Crampton and husband, Matthew M. Crampton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey Ann Guimbellot** ("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 7277 Charlotte Pike, Unit 127, Nashville, TN 37209.

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.

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 17th day of July, 2009.

Lindsay M. Crampton
Lindsay M. Crampton

Matthew M. Crampton By: Lindsay M. Crampton
Matthew M. Crampton
BY: Lindsay M. Crampton, 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, **Lindsay M. Crampton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2009.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-08-12

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lindsay m. Crampton**, 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 **MATTHEW M. CRAMPTON** and is authorized by the said **MATTHEW M. CRAMPTON** to execute this instrument on his behalf.

Witness my hand, at Office, this 17th ay of July, 2009.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-8-12

Of record as Instrument # 20090721 0068082
RODCT

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of West Park, Phase 1, of record in Instrument No. 20040624-0075135, 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 West Park Homeowners Association, Inc., a horizontal property regime with private elements established by Master Deed of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636, and Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, said Register's Office.

Being the same property conveyed to Lindsay M. Crampton and husband, Matthew M. Crampton by Deed dated December 30, 2004 from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050107-0002852, 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. Declaration of Covenants, Conditions By-Laws and Restrictions for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Instrument No. 20040624-0075135, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee.
5. Easement for Overhang easement of record in Book 6301, page 684, Register's Office for Davidson County, Tennessee.
6. Easement for electrical power transmission lines of record in Book 4558, page 802, Register's Office for Davidson County, Tennessee.
7. Easement for transmission of electric current of record in Book 787, page 3, Register's Office for Davidson County, Tennessee.
8. Easement for pipe line of record in Book 1489, page 316, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 3069, page 491, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 3251, page 591, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20030530-0073233, Register's Office for Davidson County, Tennessee.