THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28897-07-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $138,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2009. Notary Public My Commission Expires: MAY 8, 2011

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

WARRANTY DEED

Address New Owner: Carolyn M. Fiedler 203 Wynbrook Court Nashville, TN 37221	**Send Tax Bills To:** SunTrust Mortgage, Inc. 401 Commerce St. Suite 6100 Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 142070D20300CO

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, **Kelly Smith, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn M. Fiedler** ("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 203 Wynbrook Court, Nashville, 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.

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 29th day of July, 2009.

Kelly Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kelly Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2009.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090051984 DEEDWARR
Recvd: 07/31/09 15:11 2 pgs
Fees:13.00 Taxes:510.60

20090731-0072010

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 203, together with the appurtenant interest in the common elements of Wynbrook Condominiums, a horizontal property regime established by Master Deed, of record in Book 7285, page 918, amended in Book 7507, page 271 and in Instrument No. 20070604-0066335, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the first amendment to the aforementioned Master Deed.

Being the same property conveyed to Kelly Smith by deed dated November 28, 2001 from Rhonda S. Stephens, now being Rhonda S. Stephens Usry and husband, Billy R. Usry, of record in Instrument No. 20011130-0131935, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Wynbrook Homeowners Association of record in Book 7299, page 920, 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 Wynbrook Condominiums, of record in Book 7285, page 918, amended in Book 7507, page 271 and in Instrument No. 20070604-0066335, 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 Boundary Plan of record as Book 7900, page 177, Register's Office for Davidson County, Tennessee.