WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

G-VRE-09-3733

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
Geraldine D. Sadow	Same (NAME)	
3733 West End Ave #100 (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-9-L-100.00 CO

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 GINA ANN GRIFFITHS, PERSONAL REPRESENTIVE OF THE ESTATE OF DORIS W. WITTHUHN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GERALDINE D. SADOW, UNMARRIED, 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 100, THE WESTENDE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7288, PAGE 65, AMENDED IN BOOK 8713, PAGE 111, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO DORIS W. WITTHUHN, UNMARRIED BY WARRANTY DEED FROM TNNC, INC., RECORDED ON THE 22ND DAY OF MARCH, 1991 IN BOOK 8315, PAGE 35, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. DORIS W. WITTHUHN HAVING SINCE DIED. GINA ANN GRIFFITHS AS PERSONAL REPRESENTATIVE OF THE ESATATE OF DORIS W. WITTHUHN HAS THE FULL POWER TO SELL AND CONVEY SUBJECT PROPERTY WITHOUT JOINDER OF ANY BENEFICIARY AS SET OUT IN LAST WILL AND TESTAMENT OF RECORD IN DOCKET NUMBER 08P1675, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 152; BOOK 6981, PAGE 550; BOOK 8275, PAGE 811; BOOK 7288, PAGE 65; BOOK 8713, PAGE 111; AND BOOK 7893, PAGE 309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property known as 3733 West End Ave #100, Nashville, Tennessee 37205
(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: T20090053568 DEEDWARR
Recvd: 08/06/09 11:15 2 pgs
Fees: 13.00 Taxes: 1072.63

20090806-0073888

Witness my/our hand(s) this 31st day of July, 2009.

Estate of Doris W. Witthuhn

BY: Gina Ann Griffiths

Gina Ann Griffiths, Personal Representative

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2009, before me personally appeared Gina Ann Griffiths, Personal Representative of the Estate of Doris W. Witthuhn, 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 who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of July, 2009.

Notary Public

My Commission Expires: 7-24-10

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

