WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/09 15:01 2 pgs
Fees:13.00 Taxes:92.50
20090910-0084961

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$25,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of September, 2009

Notary Public
My Commission expires: 4·15·12
(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
J. Seth Jennings	SAME	103-02-0C-094.00CO
940 Gale Lane #123		
Nashville, TN 37204	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lauray Sowell and wife, Dorothy L. Sowell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J. Seth Jennings**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 94, as shown on the Plan of West End Terrace, A Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, as amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lauray Sowell and wife, Dorothy L. Sowell, by deed from Janet E. Ritchey, and Robin O'Leary, on March 10, 2004, of record in Instrument Number 20040312-0028799, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6657, page 549, as amended in Book 7541, page 955, Register's Office Davidson County, Tennessee.
- Restrictive Covenats of record in Book 3642, page 417, Register's Office Davidson County, Tennessee.
- Easements of record in Book 3840, page 386; and Book 3859,page 859; and Book 5849, page 97; and Book 5894, page 101; and Book 5947, page 755, Register's Office Davidson County, Tennessee.
- Homeowners Associaition Charter of record in Book 7142, page 904; and Book 7584, page 269; and Book 7589, page 847; and Book 7589, page 849, Register's Office Davidson County, Tennessee.
- Master Deed of record in Book 6657, page 549; and Book 7541, page 955, Register's Office Davidson County, Tennessee.

This is improved property known as: **276 White Bridge Road #94, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this September 4th, 2009.

Lauray Sowell

Dorothy Sowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lauray Sowell and wife, Dorothy L. Sowell** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 4th, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY