THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0908107 ~~Record and Return to:~~ ~~HARRIS TITLE & ESCROW, LLC~~ ~~40 Burton Hills Boulevard~~ ~~Suite 150~~ ~~Nashville, Tennessee 37215~~ Foundation Title + Escrow, LLC 30 Burton Hills Blvd, #175 Nashville, TN 37215	The actual consideration or value, whichever is greater, for this transfer is: $247,500.00. Affiant Subscribed and sworn to before me this 18th day of September, 2009. Notary Public My commission expires: 9-15-10 BILL GARRETT, Davidson County Trans: T20090065458 DEEDWARR Recvd: 09/25/09 09:29 2 pgs Fees: 13.00 Taxes: 915.75 20090925-0089146 MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires September 15, 2010

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Kelly R. Groves 240 Westchase Drive Nashville, TN 37215	Same	116-03-0F-040.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bonnie Brockman Cross formerly known as Bonnie Brockman**, married, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Kelly R. Groves**, unmarried (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 240 on the Plan of Phase II of Westchase Condominium Apartments of record in Plat Book 5200, page 240, as supplemented in Book 6250, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office.

Being the same property conveyed to Bonnie Brockman, unmarried, by Deed from Bonnie H. Conn of record in Instrument Number 20040707-0080810, Register's Office for Davidson County, Tennessee, dated July 7, 2004. Bonnie Brockman having since married and is now known as Bonnie Brockman Cross.

This conveyance is made subject to:

1. Taxes for 2009, which have been prorated and assumed by Grantee.
2. All matters shown on the Plan of record in Book 5200, page 578, supplemented in Book 6250, page 43, Register's Office for Davidson County, Tennessee.
3. Master Deed of record in Book 6097, page 266, Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, Register's Office for Davidson County, Tennessee.
4. Easement for party walls and interests of adjoining landowners in appurtenant improvements.

This is improved property known as: 240 Westchase Drive, Nashville, TN 37215

Trevor Cross, spouse of Grantor Bonnie Brockman Cross, joins in this instrument to convey any and all interest, marital or otherwise, he may have in the subject property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all

persons.

WITNESS THE EXECUTION HEREOF this 18th day of September, 2009

Bonnie Brockman Cross

Bonnie Brockman Cross

Trevor Cross

Trevor Cross

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Bonnie Brockman Cross and Trevor Cross with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 18th day of September, 2009.

Notary Public

My commission expires:

