WARRANTY DEED

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090067727 DEEDWARR
Recvd: 10/05/09 11:40 3 pgs
Fees:18.00 Taxes:2331.00

20091005-0092333

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $630,000.00.

Nicholas Greco
Affiant

Subscribed and sworn to me on September 30, 2009.

NOTARY PUBLIC

My Commission Expires: 3-4-13

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Leora Horn & Jonathan Poster 503 Windsor Park Lane Nashville, Tennessee 37205	Regions Bank dba Regions Mtg 2050 Parkway Office Circle Birmingham, AL 35244	116-08-0S-503.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WINDSOR PARK, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **LEORA HORN and husband, JONATHAN POSTER,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit 503 as identified on the exhibit attached to the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Windsor Park, of record as Instrument No. 20090910-0084844, Register's Office for Davidson County, Tennessee, amending the Declaration of Covenants, Conditions and Restrictions for Windsor Park, of record as Instrument No. 20061204-0149590, said Register's Office, further amended as Instrument No. 20070611-0070042 and Instrument No. 20070911-0109100, said Register's Office. Unit 503 is part of Lot 3 on the Plat of the Resubdivision of Lots 113 and 114 of Kenner Manor, of record as Instrument No. 20060215-0018297, said Register's Office.

Being part of the same property conveyed to Windsor Park, LLC, a Tennessee limited liability company, from Asghar Mahdavi and wife, Nancy Baird Mahdavi, by Quitclaim Deed dated April 27, 2006 and recorded in Instrument No. 20060630-0078714, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters appearing on the Plat of the Revision of the Resubdivision of Lots 113 and 114 of Kenner Manor of record in Instrument No. 20060215-0018297, Register's Office for Davidson County, Tennessee; and
4. Restrictions of record in Instrument No. 20061204-0149590, as amended in Instrument No. 20070611-0070042, Instrument No. 20070911-0109100, and in Instrument No. 20090910-0084844, all in said Register's Office; and
5. Charter of Windsor Park, LLC of record in Instrument No. 20060630-0078715, said Register's Office; and
6. Charter of Windsor Park Townhomes Association, Inc. of record in Instrument No. 20061205-0150007, said Register's Office; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 503 Windsor Park Lane, Nashville,

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS our hands on September 30, 2009.

Windsor Park, LLC,
a Tennessee limited liability company

Asghar Mahdavi, member

Nancy Mahdavi, member

STATE OF California)

COUNTY OF Los Angeles)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Asghar Mahdavi, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be a Member of Windsor Park, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Member executed the foregoing instrument for the purposes therein contained, by signing for Windsor Park, LLC, a Tennessee limited liability company by himself/herself as a Member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 29 day of Sep, 2009.

BACHITTAR SINGH
COMM. #1856941
NOTARY PUBLIC · CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires July 6, 2013

NOTARY PUBLIC
My Commission Expires: July 6, 2013

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Nancy Mahdavi, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a Member of Windsor Park, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing for Windsor Park, LLC, a Tennessee limited liability company by herself as a Member.

WITNESS MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2009.

NOTARY PUBLIC
My Commission Expires: _____

Note to Register: Jonathan Poster, spouse of Leora Horn, joins in to convey any rights said spouse may have in the subject property, especially those marital rights.