WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me on October 29, 2009.

NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 #
Dennis W. Petty 501 Windsor Park Lane Nashville, Tennessee 37205	SAME	116-08-0S-501.00

Davidson County DEEDWARR
Recvd: 11/10/09 10:15 3 pgs
Fees:18.00 Taxes:2331.00
20091110-0103916

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 **DENNIS W. PETTY,** hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit 501 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 501 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. 2010 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. All matters of record in Plat Book 5190, page 302, Register's Office for Davidson County, Tennessee; and
8. 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 501 Windsor Park Lane, Nashville, Tennessee 37205.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, his 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 October 28, 2009.

WINDSOR PARK, LLC,
a Tennessee Limited Liability Company
By: _____
Asghar Mahdavi
Its: Chief Manager

By: Nancy Mahdavi
Nancy Mahdavi
Its: 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 to be the Chief Manager of Windsor Park, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing for Windsor Park, LLC, a Tennessee Limited Liability Company by himself as Chief Manager.
WITNESS MY HAND AND OFFICIAL SEAL, this the 28 day of Oct, 2009.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2013

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

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, 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 28 day of Oct, 2009.

_____
NOTARY PUBLIC

My Commission Expires: July 6, 2013

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

Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11.