BILL GARRETT, Davidson County
Trans:T20100009770 DEEDWARR
Recvd: 02/18/10 13:46 3 pgs
Fees:18.00 Taxes:129.50
20100218-0012455

THIS INSTRUMENT PREPARED BY:
HUNTER B. WHITESELL, ATTORNEY
104 NELSON TRIPP PLACE, POB 1048
FULTON, KENTUCKY 42041-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($35,000.00), paid and to be paid as follows: the sum of $10,000.00 cash in hand to be paid on January 14, 2010, with the delivery of this deed, and the execution concurrent therewith of a Promissory Note, from the bargainee to the bargainor herein, in the amount of $25,000.00, secured by a Deed of Trust of even date, the receipt of all of which is acknowledged with the delivery of this deed, I, **WAYNE R. WEST**, a single man, of 1016 Moscow Avenue, Hickman, Kentucky 42050, hereinafter referred to as the bargainor, have bargained and sold, and by these presents do hereby sell, bargain, transfer, and convey unto **LOUIS L. SCHILLING, JR.**, a single man, of 441 Harding Place, Unit F-1, Nashville, Tennessee 37211, hereinafter referred to as bargainee, all of my right, title, and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit F-1 on the Plan of Harding Place Condominium, as shown on plat of record in Plat Book 5200, pages 571 and 572, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING THE SAME PROPERTY conveyed to Wayne R. West, single, from Jorge Antonio Vasquez, unmarried, by Deed dated September 28, 2000, and of record as Instrument No. 20060119-0007308, in the records of the Davidson County Register's Office at Nashville, Tennessee.

FOR REFERENCE: Map 147-3-O-A, Parcel 83-CO

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, pages 571 and 572, Register's Office for Davidson County, TN.

Charter for Home Owners Association of record in Book 6081, page 872, RODCT.

Lease to Middle Tennessee Laundry Service, Inc., of record in Book 9962, page 8, RODCT.

By-Laws of record in Book 6104, page 763, RODCT.

Master Deed of record in Book 6104, page 725, RODCT.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.

Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

THE PROPERTY DESCRIPTION HEREIN WAS GIVEN BY THE BARGAINOR AND ANY DEFECTS THEREIN ARE NOT THE RESPONSIBILITY OF THE ATTORNEY PREPARING THIS INSTRUMENT.

This conveyance is made subject to any restrictive covenants of record in the aforesaid Register's Office for said county.

This is improved property known as 441 Harding Place, Unit F-1, Nashville, TN 37211.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as that contained in the prior deed of record.

IT IS UNDERSTOOD AND AGREED that 2010 ad valorem real property taxes will be the sole responsibility of the bargainee.

TO HAVE AND TO HOLD the said real property together with the appurtenances, estate, title, and interest thereto belonging to the said bargainee, his heirs and assigns forever. And I do covenant with the said bargainee that I am lawfully seized and possessed of said land in fee simple, have good right to convey, and the same is unencumbered.

And I do further covenant and bind myself, my heirs, and representatives to forever warrant and defend the title to said land to the said bargainee, his heirs and assigns, against the lawful claims of all persons whomsoever.

At the request of the bargainee, this deed has been prepared based upon information and documentation (including the legal description) provided by the bargainee and without conducting a title search or procuring title insurance. Furthermore, this deed is not intended as, nor does it constitute, an opinion of title by the preparer.

Hunter B. Whitesell, Attorney
104 Nelson Tripp Place, POB 1048
Fulton, Kentucky 42041-0048
Phone: (270) 472-1094

Words used herein in the singular shall, when appropriate, include the plural and the plural to mean the singular; also any gender used herein shall, when appropriate, be construed to mean and refer to the other gender.

IN TESTIMONY WHEREOF, witness my signature on this 6th day of January 2010.

Wayne R. West

STATE OF KENTUCKY, COUNTY OF FULTON

Personally appeared before me, the undersigned Notary Public in and for the state and county aforesaid, duly commissioned and qualified, **Wayne R. West**, bargainor within, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal of office this 6th day of January 2010.

[SEAL]

Notary Public

My Commission Expires September 9, 2013.

Person Responsible for Payment of Property Taxes:
Louis L. Schilling, Jr.
441 Harding Place, Unit F-1
Nashville, TN 37211

STATE OF KENTUCKY, COUNTY FULTON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of January 2010.

[SEAL]

Notary Public

My Commission Expires September 9, 2013.

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