BILL GARRETT, Davidson County
Trans:T20100016476 DEEDWARR
Recvd: 03/22/10 10:56 2 pgs
Fees:13.00 Taxes:314.50
20100322-0021141

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, Tennessee 37055
CHIC 9975

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND AND 00/100 ($85,000.00) DOLLARS, cash in hand paid by JONATHAN R. WEST and wife, BRITTANY E. WEST, receipt of which is hereby acknowledged, we, W.J. PROPERTIES and JOHN CLARK, have bargained and sold, and by these presents transfer and convey unto the said JONATHAN R. WEST and BRITTANY E. WEST, husband and wife, their heirs and assigns, a certain tract or parcel of land as follows:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 27, Unit No. 46, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa,, as of record in Plat Book 5200, Page 495 Register's Office, Davidson County, Tennessee.

Being the same property conveyed to W.J. Properties and John Clark by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington DC, dated August 25, 2009 and of record at Instrument Number 20090827-0080590, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on final plat of record in Plat Book 5200, Page 494-495, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Master Deed Establishing Horizontal Property Regime & By Laws of record in Book 5970, Page 829, and as corrected in Book 6014, Page 978 and First Amendment to By-Laws of record in Book 6406, Page 799, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Articles for Patio Villa Condo Association, Inc., of record in Book 6031, Page 493, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water & Sewage Services for water mains and sanitary sewers of record in Book 6165, Page 747, Book 6021, Page 914, Book 6165, Page 742 and Book 6021, Page 919, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Patio Villa Rules and Regulations including homeowner's dues and restrictions of record in Book 7266, Page 827, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JONATHAN R. WEST and wife, BRITTANY E. WEST, their heirs and assigns, forever. And we do covenant with the said JONATHAN R. WEST and wife, BRITTANY E. WEST, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2010 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs

and representatives, to warrant and forever defend the title to said land to the said JONATHAN R. WEST and wife, BRITTANY E. WEST, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 26th day of February, 2010.

WILLIAM CLARK, Partner

JOHN J. CLARK, Partner

JOHN CLARK

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, WILLIAM CLARK , as Partner of W.J. Properties and JOHN CLARK, individually and as Partner of WJ Properties, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 26th day of February, 2010.

NOTARY PUBLIC

My Commission Expires: July 24, 2013

H M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 15 March 26th day of ~~February~~, 2010.

NOTARY PUBLIC

My Commission Expires: 9-17-2011

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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Tax Map 108 03 0A 046.00

ADDRESS OF NEW OWNERS:
Mr. and Mrs. JONATHAN R. WEST
921 Patio Drive
Nashville, TN 37214
SEND TAX BILLS TO:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Cir.
Birmingham, AL 35244

Return To:
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167