Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $223,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MARCH, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-17-2012

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires January 17, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vandergool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-3404 ANWELLER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (If this blank please use the address of the new owner)	MAP-PARCEL
Lisa K. Anweller	Pinnacle N.B.	16-15A-38.00 CO
109 Hearthstone Manor Circle	211 Commerce St.	
Brentwood, TN 37027	Nashville TN. 37201	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KP by PSA POA
PZ by PSA POA

KRISTA POPE AND PETER ZOELLINGER, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Lisa Anweiler, AN UNMARRIED WOMAN KP by PSA POA & PZ by BA POA.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" KP by BA, POA & PZ by PSA, POA.

This is improved property known as 109 Hearthstone Manor Circle, Brentwood, TN 37027

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, its successors and assigns, forever, and the 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 set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 hand on the 1 day of April, 2010.

Krista Pope

Krista Pope

Peter Zoellinger

Peter Zoellinger

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, KRISTA POPE AND PETER ZOELLINGER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ National Harbor, MD this 1 day of April 2010.

Notary Public

My Commission Expires: 12/10/2011

NOTARY PUBLIC
PRINCE GEORGES CO. MD

BILL GARRETT, Davidson County
Trans:T20100020703 DEEDWARR
Recvd: 04/08/10 10:13 2 pgs
Fees:13.00 Taxes:825.10
20100408-0026527

EXHIBIT "A" – LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 38, on the Plan of Condominium Site Plan Phase III, Hearthstone Manor, a part of Hearthstone PUD, of record in Book 6250, Page 493; as established by the Restrictions and Covenants for the Hearthstone Subdivision of record in Book 5409, Page 485; as amended by the Declaration of Covenants, Conditions and Restrictions of record in the following instruments of record in Book 6424, Page 839; Book 6582, Page 154; Book 6600, Page 3; Book 6582, Page 154; Book 6884, Page 251; Book 7398, Page 907; Book 7403, Page 563; and Book 11404, Page 149, said Register's Office, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Krista Pope by deed from Patrick M. O'Halloran, a married man, dated June 29, 2005, recorded July 6, 2005, of record in Instrument No. 20050706-0077368, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.