REALTY TITLE 02

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2010. Notary Public MY COMMISSION EXPIRES: 5-31-11 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100028447 DEEDWARR
Recvd: 05/12/10 08:21 2 pgs
Fees:13.00 Taxes:804.75
20100512-0036361

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel L. Lewis	NEW OWNER	MAP 114-08-C
7277 Charlotte Pike Unit# 345		PARCEL 130
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher Najpaver and wife, Kelsey Najpaver and Bernard Brown**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel L. Lewis, an unmarried woman**

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

Land in Davidson County, Tennessee, being Unit 126 on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc. of record as instrument number 20040304-0024541 as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowners association, Inc. of record as instrument number 20041221-0151636 and also amended in instrument number 20060202-0013378, Register's Office for Davidson County, Tennessee, to which matters references are hereby made.

Being the same property conveyed to Christopher Najpaver and wife Kelsey Najpaver, and Bernard Brown and wife Mary K. Brown by Quitclaim deed recorded as instrument number 20070525-0062464, said Register's Office. The said Mary K. Brown has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **7277 Charlotte Pike Unit# 345, Nashville, TN 37209.**

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 this the 10th day of May, 2010.

Kelsey Najpaver
Kelsey Najpaver

Bernard Brown by Kelsey Najpaver his attorney in fact
Bernard Brown by Kelsey Najpaver, Attorney-in-Fact

Christopher Najpaver by Kelsey Najpaver his attorney in fact
Christopher Najpaver by Kelsey Najpaver, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelsey Najpaver** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of May, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelsey Najpaver** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Bernard Brown and Christopher Najpaver**, as their Attorney in Fact, as the free act and deed of the within named **Bernard Brown and Christopher Najpaver**.

Witness my hand and official seal this the 10th day of May, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public