THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20100029815 DEEDWARR
Recvd: 05/18/10 10:58 2 pgs
Fees:13.00 Taxes:462.13
20100518-0038238

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
LEWIS R FROST PO BOX 50611 NASHVILLE, TENNESSEE 37205	Farmers Bank & Trust 330 Mayfield Drive, Suite C-6 Franklin, TN 37067	128130A13700CO

FOR AND IN 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, Theresa J Stutts, unmarried, now known as Theresa Garrett, married, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Lewis R Frost, Mark B Frost and Howard E Frost, III, Tenants in Common with Rights of Survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING APARTMENT UNIT NO. 137 OF WESTFIELD CONDOMINIUMS CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6678, PAGE 771, AND AMENDED IN BOOK 6736, PAGE 110, AND FURTHER AMENDED IN BOOK 6831, PAGE 982, BOOK 6801, PAGE 962 AND BOOK 7271, PAGE 256, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT "C" OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF WESTFIELD CONDOMINIUMS SET FORTH AS EXHIBIT "D" OF SAID AMENDMENT TO THE MASTER DEED OF RECORDING IN BOOK 6831, PAGE 982, IN SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO THERESA J STUTTS, UNMARRIED FROM B. K. HIBBETT, III, AN UNMARRIED MAN BY WARRANTY DEED DATED 4/25/1991, AND RECORDED 4/26/1991 IN BOOK 8338, PAGE 327, SAID REGISTER'S OFFICE. THERESA J STUTTS IS NOW KNOWN AS THERESA GARRETT AND THE SPOUSE OF THERESA GARRETT, TIMOTHY GARRETT, JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHTS HE MAY HAVE, MARITAL OR OTHERWISE.

This is improved property known as: 137 WESTFIELD DRIVE, NASHVILLE, TENNESSEE 37221.

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 I am 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 I do further covenant and bind myself, my 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. Whenever 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 17TH day of MAY, 2010.

Theresa Garrett

THERESA GARRETT
FORMERLY KNOWN AS THERESA J STUTTS

Timothy Garrett

TIMOTHY GARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THERESA GARRETT FORMERLY KNOWN AS THERESA J STUTTS AND TIMOTHY GARRETT, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 17TH day of MAY, 2010.

Sondra Reece

NOTARY PUBLIC

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/28/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $124,900.00.

Affiant

Subscribed and sworn to before me this 17TH day of MAY, 2010.

Kathy Snider

NOTARY PUBLIC

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

My Commission Expires: