THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040345**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2010 Notary Public My Commission Expires: 11/22/10

Kate Rosenthal State of Tennessee Notary Public County of Sumner

BILL GARRETT, Davidson County
Trans:T20100030044 DEEDWARR
Recvd: 05/19/10 08:58 2 pgs
Fees:13.00 Taxes:444.00
20100519-0038518

WARRANTY DEED

Address New Owner: James A. England and Jeanine C. England 4425 Westlawn Dr #B-303 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-08-A 38.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rich J. Redmond, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. England and wife, Jeanine C. England** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment known as Unit B-303 on the plan of Bldg. B, Westlawn Green, of record in Plat Book 5200, pages 20-24, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Westlawn Green, a horizontal property regime established by Master Deed of record in Book 5238, page 863, amended in Book 5266, page 22, and Book 6748, page 423, said Register's Office. Being the same property conveyed to Rich J. Redmond, an unmarried man by Warranty Deed from Powell-Floyd Properties, LLC., a Delaware Limited Liability Company, recorded on the 12th day of January, 2007 in Instrument No. 20070112-0005495, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTLAWN GREEN, as recorded in Plat Book 5200, Page(s) 20 thru 24.

Terms and provisions of by-Laws recorded in Book 5238, Page 872 and Book 6748, Page 423. Charter of Homeowners Association recorded in Book 5234, Page 719.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTLAWN GREEN of record in Book 5238, Page 863 , as amended by instrument(s) of record in Book 5266, Page 22 and Book 6748, Page 423; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 4425 Westlawn Dr #B-303 Nashville TN 37209.

Cindy Kaza, wife of Rich J. Redmond, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2010.

Rich J. Redmond

Cindy Kaza
by Rich Redmond A.I.F.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rich J. Redmond,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Cindy Kaza,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of May, 2010.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee
Notary Public
County Of Sumner