THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 29574-06-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2010. Notary Public My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Pamela J. Waggener 2411 Crestmoor Road Nashville, TN 37215	**Send Tax Bills To:** People's Home Equity 213 Ward Circle, Ste. 201 Brentwood, TN 37027	**Tax Information:** Map and Parcel No: 117 100 B 00200 CO

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, **WHITNEY, LLC, A Tennessee Limited Liability Company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela J. Waggener, a single woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at Unit No. 2, 2411 Crestmoor Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Pursuant to terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee, as described in Exhibit "A" hereto.

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 25th day of June, 2010.

BILL GARRETT, Davidson County
Trans:T20100040020 DEEDWARR
Recvd: 06/30/10 14:38 2 pgs
Fees:13.00 Taxes:2220.00
20100630-0051216

The Whitney, LLC

BY: _____
Christopher M. James, Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named **Christopher M. James**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Secretary of The Whitney, LLC, a Tennessee limited liability company, 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 and official seal, at Nashville, Tennessee, this 25th day of June, 2010.

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires FEB. 19, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed, of record in Instrument No, 20060921-0117371, amended in Instrument No. 20061009-0125107 and Instrument No. 20070601-0065028, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.

Pursuant to terms of Paragraph 8 of The Master Deed, Grantor hereby allocates to Grantee parking space 21 and parking space 22.

Being the same property conveyed to Whitney, LLC, a Tennessee limited liability company, by deed from Coda Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20060829-0106805, rerecorded in Instrument No. 20060908-0111418, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Whitney, of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107 and Instrument No. 20070601-0065028, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.
5. Stormwater Quality Agreement recorded in Instrument No. 20061115-0141827, Register's Office for Davidson County, Tennessee.