Davidson County	DEEDWARR
Recvd: 07/14/10 14:15	5 pgs
Fees:27.00 Taxes:0.00	
20100714-0055312	

This instrument prepared by:
John C. Henderson
3127 Long Boulevard, Unit 301
Nashville, Tennessee 37203

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 339984A

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
John and Lisa Henderson
3127 Long Boulevard, Unit 301
Nashville, Tennessee 37203

MAIL TAX STATEMENT TO:
John and Lisa Henderson
3127 Long Boulevard, Unit 301
Nashville, Tennessee 37203

MAP PARCEL NUMBERS:
Map/Parcel:
104021A30100CO

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **John C. Henderson, a married man and joined by his spouse Lisa Henderson** has this day bargained and sold, and does hereby transfer and convey unto the said **John C. Henderson and Lisa Henderson, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to John C. Henderson by Deed from Parthenon Partners, LLC, a Tennessee Limited Liability Company of record in Doc. No. 20071002-0117418, said Register's Office.

The express purpose of this conveyance is to Add Spouse to Title.

This is unimproved ( ) property known as 3127 Long Boulevard, Unit 301, Nashville, Tennessee 37203
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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 hand this 7th day of July, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John C. Henderson

Lisa Henderson

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF Davidson) ss

Personally appeared before me, Ann Southerland, a Notary Public in and for said County and State, **John C. Henderson and Lisa Henderson** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 7th day of July, A.D., 2010.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 01/07/13

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 100.

Subscribed and sworn to before me this the 7th day of July, 2010.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 01/07/13

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN CONDOMINIUM SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING UNIT NO. 301 OF PARK WEST COURT, A CONDOMINIUM DEVELOPMENT AS ESTABLISHED BY THE MASTER DEED OF RECORD AS INSTRUMENT NO. 20050714-0081900 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS SHOWN ON EXHIBIT "D" TO SAID MASTER DEED. SAID UNIT ALSO BEING SHOWN AS PART OF THE PLAN OF RECORD AS EXHIBIT "C" OF SAID MASTER DEED, AS AMENDED BY INSTRUMENT NO. 20061030-0134372.

TOGETHER WITH PARKING SPACE NUMBER 13, AS SHOWN ON EXHIBIT "C" TO MASTER DEED AS AMENDED BY INSTRUMENT NO 20061030-0134372.

THE CONVEYANCE OF THE ABOVE-DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING:

1. 2007 DAVIDSON COUNTY TAXES WHICH HAVE BEEN PRORATED BY THE PARTIES AND ASSUMED BY THE GRANTEE;
AND
2. SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY; AND
3. MATTERS APPEARING ON THE PLAN OF RECORD AS EXHIBIT "C" OF THE MASTER DEED OF RECORD AS INSTRUMENT NO. 20050714-0081900 AS AMENDED AS INSTRUMENT NO. 20061030-0134372, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND
4. APPLICATION TO COMBINE PARCELS OF RECORD AS INSTRUMENT NO. 20050728-0088338, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND
5. STORMWATER DETENTION AGREEMENT OF RECORD AS INSTRUMENT NO. 20050913-0110219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND
6. EASEMENT FOR STORM DRAINAGE OF RECORD AS INSTRUMENT NO. 20050913-0110219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND
7. ALL MATTERS SET FORTH IN THE MASTER DEED OF PARK WEST COURT, A CONDOMINIUM DEVELOPMENT OF RECORD AS INSTRUMENT NO. 20050714-0081900 AS AMENDED BY INSTRUMENT NO. 20061030-0134372, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE PARTICULARS; AND 8. CHARTER OF THE PARK WEST COURT CONDOMINIUM OWNERS ASSOCIATION, INC, OF RECORD AS INSTRUMENT NO. 20050707-0078752, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY-LAWS AS SET FORTH AS EXHIBIT "B" OF THE MASTER DEED OF RECORD AS INSTRUMENT NO. 20050714-0081900, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND
9. EASEMENT FOR DRIVEWAY AS SET OUT IN THE DEEDS OF RECORD IN BOOK 712, PAGE 120 AND BOOK 898, PAGE 758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND
10. GRANT OF APPURTENANT EASEMENTS FOR JOINT DRIVEWAY OF RECORD IN BOOK 11602, PAGE 445, IN SAID REGISTER'S OFFICE; AND
11. APPLICABLE RESTRICTIONS OF RECORD IN BOOK 647, PAGE 310; BOOK 498, PAGE 281 AND BOOK 573, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND

EXHIBIT "A"
LEGAL DESCRIPTION (continued)

12. NON-EXCLUSIVE PERMANENT ACCESS EASEMENT AS SET OUT IN INSTRUMENT NO. 20040430-0049497, SAID REGISTER'S OFFICE; AND
13. SUBJECT TO URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BL2000-364, MADE APPLICABLE BY ORDINANCE NO. BL-2000-476, OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND
14. SUBJECT TO THE LIEN FOR SPECIAL ASSESSMENTS CONTAINED IN THE MASTER DEED AND BY-LAWS AS SPECIFIED ABOVE; AND
15. RIGHTS OF OTHERS IN AND TO THE COMMON ELEMENTS.

True Copy Certification

I, Terri Baker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PA

County of Beaver

~~Terri Ba~~ Melanie Miller

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Terri Baker

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries