WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100045111 DEEDWARR
Recvd: 07/23/10 10:32 2 pgs
Fees:13.00 Taxes:695.60
20100723-0057793

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,000.00.

Affiant

Subscribed and sworn to me on July 22, 2010.

NOTARY PUBLIC

My Commission Expires: 2/20/2012

SHERRON R. PEARCE * STATE OF TENNESSEE NOTARY PUBLIC * WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ted E. and Terri C. Skinner 122 West End Place Nashville, Tennessee 37205	New Owner	104-09-0G-020.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEREMY D. UNDERWOOD and HOLLY Q. UNDERWOOD a/k/a HOLLY R. QUILLEN (having since married)**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **TED E. SKINNER and TERRI C. SKINNER, husband and wife,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, TN, described as Unit No. 20 of West End Place Condominiums (formerly known as Park Circle Condominiums), a Horizontal Property Regime, located in Nashville, TN, as shown as Exhibit "B" to the Master Deed for West End Place Condominiums, recorded in Plat Book 6809, page 569 as amended in Book 9992, page 744, said Register's Office, and described in the Master Deed recorded in Book 6809, page 569 as amended in Book 9992, page 744, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of West End Place, Condominium Apartments contained in the Master Deed recorded in Book 6809, page 569 as amended in Book 9992, page 744, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jeremy D. Underwood and Holly R. Quillen, as joint tenants with right of survivorship, from Randolph Moss Pettigrew, by Warranty Deed dated May 25, 2006 and recorded in Instrument No. 20060602-0065041, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. The premises to be herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66.27-101, et. seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through and upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Place Condominiums of record in Book 6809,

Page 569 and amended in Book 9992, Page 744, Register's Office for Davidson County, Tennessee; and

4. By-Laws of record in Book 6809, Page 624, said Register's Office; and
5. Charter of West End Place Condominiums Home Owners Association of record in Book 6820, Page 916, said Register's Office; and
6. Easement to State of Tennessee of record in Book 5967, Page 451, said Register's Office; and
7. Easement for electric lines and sanitary sewers of record in Book 4879, Page 460, said Register's Office; and
8. Rights to use of alley of record in Book 465, Page 570, said Register's Office; and
9. Rules and Regulations of record in Book 8834, Page 727, said Register's Office; and
10. Easements for utility service and party walls for use in commons with owners of attached and appurtenant improvements; and
11. 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.

This property is also known as improved property located at 122 West End Place, Nashville, Tennessee 37205.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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 on July 22, 2010.

Jeremy D. Underwood

Holly Q. Underwood

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 22, 2010, before me personally appeared Jeremy D. Underwood and Holly Q. Underwood to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 22, 2010.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON