03

Realty Title

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mark and Cynthia Podis		Map/Parcel -
1161 Murfreesboro Pike Ste 300	New Owner	103020CO8100CO
Nashville, TN 37217		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Ave., Ste 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Sally R. Kanaday, a married person** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Mark Podis and wife, Cynthia Podis** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Unit No. 81, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, Page 549, Register's Office for Davidson County, Tennessee. *Amended in Book 7541, Page 955,

Being the same property conveyed to Sally R. Kanaday by Warranty Deed from West End Terrace, Inc., a Tennessee corporation, recorded on the 16th day of October, 1985 in Book 6684, Page 215, in the Register's Office of Davidson County, Tennessee.

This above described real property is not the homestead of Sally R. Kanaday and never has been and is investment property owned by Sally R. Kanaday.

This conveyance is subject to the following:

1. Taxes for the year 2010, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END TERRACE, as recorded in Plat Book 6657, Page(s) 549 as recorded in the Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions recorded in Book 3642, Page 417, said Register's Office.
4. Terms and provisions of by-Laws recorded in Book 6657, Page 572, said Register's Office.
5. Charter of West End Terrace Homeowners' Association recorded in Book 7142, Page 904, Book 7584, Page 269, Book 7589, Page 847 and Book 7589, Page 849, said Register's Office.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST END TERRACE Condominium of record in Book 6657, Page 549 , as amended by instrument(s) of record in Book 7541, Page 955, said Register's Office.
7. Easement for Sanitary Sewers, recorded in Book 3859, Page 859, said Register's Office.
8. Easement for Television Cable, recorded in Book 5974, Page 755, said Register's Office.
9. Deed of Conveyance of record in Book 3840, Page 386, said Register's Office.

This is improved property commonly known as: 276 White Bridge Rd., #81, Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20100049779 DEEDWARR
Recvd: 08/11/10 12:38 2 pgs
Fees:13.00 Taxes:118.40
20100811-0063447

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $32,000.00

Affiant

Subscribed and sworn to before me
this 5th day of August, 2010

My Commission Expires My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5 day of August, 2010.

Sally R. Kanaday

Sally R. Kanaday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2010, before me personally appeared Sally R. Kanaday to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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