Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
File # VT1008004477

BILL GARRETT, Davidson County
Trans:T20100051227 DEEDWARR
Recvd: 08/18/10 09:29 2 pgs
Fees:13.00 Taxes:266.03
20100818-0065189

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON, BARRETT & HERBERT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 10381

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY ONE THOUSAND NINE HUNDRED AND 00/100 ($71,900.00) DOLLARS, cash in hand paid by WALTER J. KLOEPPEL and wife, TAMMY M. KLOEPPEL, receipt of which is hereby acknowledged, we, GLEN WOODARD and wife, JILL WOODARD, have bargained and sold, and by these presents transfer and convey unto the said WALTER J. KLOEPPEL and wife, TAMMY M. KLOEPPEL, their heirs and assigns, a certain tract or parcel of land as follows:

A certain Condominium unit and lot in Davidson County, Tennessee, described as follows: Lot 32, Unit 20 in a Horizontal Property Regime as shown on the Plan of Phase One, Condominium Site Plan, Sections One & Two, Patio Villa, of record in Plat Book 5200, page 458, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Glen Woodard and wife, Jill Woodard by Special Warranty Deed from Banco Poplar, N.A., dated March 18, 2010 and of record at Instrument Number 20100322-0021162, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Master Deed establishing Horizontal Property Regime & By-Laws of record in Book 5970, Page 829 as corrected in Book 6014, Page 978 and First Amendment to By Laws of record in Book 6406, Page 799, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Book 5200, Page 458, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Patio Villa Rules & Regulations, including homeowner's expenses and restrictions and of record in Book 7266, Page 827, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Dept of Water and Sewage Services for water mains and sanitary sewers of record in Book 6165, Page 747, Book 6021, Page 914, Book 6165, Page 742 and Book 6021, Page 919, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WALTER J. KLOEPPEL and wife, TAMMY M. KLOEPPEL, their heirs and assigns, forever. And we do covenant with the said WALTER J. KLOEPPEL and wife, TAMMY M. KLOEPPEL, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant

and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said WALTER J. KLOEPPEL and wife, TAMMY M. KLOEPPEL, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 13th day of August, 2010.

GLEN WOODARD

JILL WOODARD

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, GLEN WOODARD and wife, JILL WOODARD, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 13th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: 2/26/2011

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-26-2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $71,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 13th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: 8/18/12

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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Tax Map 108070A020.00

ADDRESS OF NEW OWNERS AND
Mr. and Mrs. WALTER J. KLOEPPEL
3008 Casa Drive
Nashville, TN 37214
SEND TAX BILLS TO:
Mr. and Mrs. Walter J. Kloeppel
3008 Casa Drive
Nashville, TN 37214