WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/10 14:32 2 pgs
Fees:13.00 Taxes:138.75
20100908-0071542

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $37,500.00.

Affiant

Subscribed and sworn to before me this 2 day of September, 2010

Notary Public
My Commission expires (Affix Seal) My Commission Expires JAN. 6, 2014

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark Podis	SAME	103-02-0C-152.00CO
6928 Highland Park Drive		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J. Seth Jennings**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark Podis and Cynthia Podis, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 152, 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 Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, page 549, as amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Seth Jennings, from Lauray Sowell and Dorothy L. Sowell, husband and wife, by deed on August 21, 2009, of record in Instrument Number 20090821-0078812, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6657, page 549, as amended in Book 7541, page 955, Register's Office Davidson County, Tennessee.
- Restrictive Covenats of record in Book 3642, page 417, Register's Office Davidson County, Tennessee.
- Easements of record in Book 3840, page 386; and Book 3859,page 859; and Book 5849, page 97; and Book 5894, page 101; and Book 5947, page 755, Register's Office Davidson County, Tennessee.
- Homeowners Associaition Charter of record in Book 7142, page 904; and Book 7584, page 269; and Book 7589, page 847; and Book 7589, page 849, Register's Office Davidson County, Tennessee.
- Master Deed of record in Book 6657, page 549; and Book 7541, page 955, Register's Office Davidson County, Tennessee.

This is improved property known as: **261 White Bridge Road #152, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this September 7, 2010.

J. Seth Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J. Seth Jennings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 7, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY