(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10091291**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $310,000.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2010. Notary Public My Commission Expires: 6/5/12

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100069117 DEEDWARR
Recvd: 11/01/10 14:20 2 pgs
Fees:13.00 Taxes:1147.00
20101101-0087305

WARRANTY DEED

Address New Owner: Judy Wheatley 3102 West End Circle # 201 Nashville TN 37203	Send Tax Bills To: PrimeLending 18111 Preston Road, Suite 900 Dallas, TX 75252	Tax Information: Tax Parcel ID No. 104-24A-201.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Drew L. Dixson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judy Wheatley, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 201 of the 3102 West End Circle Condominiums as established by the Master Deed of record as Instrument No. 20050405-0037200 as amended at Instrument No. 20061018-0129536 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit No. 201 being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being the same property conveyed to Drew L. Dixson, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 3rd day of November, 2006 in Instrument No. 20061103-0137242, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2011.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3102 WEST END CIRCLE CONDOMINIUMS.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 571, Page 465 and Book 647, Page 310.

Charter of the 3102 West End Circle Condominium Owners' Association, Inc. recorded at Instrument No. 20050408-0038974, and as Exhibit "C" of said Master Deed, together with the By-Laws shown as Exhibit "B" of said Master Deed.

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.

Easement granted to BellSouth Telecommunications, Inc. recorded in Instrument No. 20060629-0078073.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing a Horizontal Property Regime of 3102 WEST END CIRCLE CONDOMINIUMS of record in Instrument No. 20050405-0037200, together with By-Laws attached as Exhibit "B" thereto, and by First Supplement to Master Deed of record as Instrument No. 20060419-0044895, as amended by instrument(s) of record in Instrument No. 20061018-0129536; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Matters shown on Exhibits "E-1" and "E-2" attached to said Master Deed.

Stormwater Detention Agreement recorded at Instrument Nos. 20050630-0075316 and 20060911-0111952.

Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, recorded in Instrument Nos. 20050715-0082454, 20050715-0082455 and 20060912-0112730.

This is improved property located at 3102 West End Circle Unit #201 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2010.

Drew L. Dixson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Drew L. Dixson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2010.

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483