BILL GARRETT, Davidson County
Trans:T20110005169 DEEDWARR
Recvd: 01/26/11 13:13 2 pgs
Fees:13.00 Taxes:86.95
20110126-0007283

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2011.

Notary Public
MY COMMISSION EXPIRES: 8-1-2013
File No. 11-1853D

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ellen W. Dillon, an unmarried woman (NAME)	New Owner (NAME)	102-7-A-74CO
6680 Charlotte Pike, #C15 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **John P. Ferris**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellen W. Dillon, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. C-15 of West Meade Condominium created under Title 666, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annoted and as established by a Master Deed of record in Book 5923, page 704, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, Page 430, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to John P. Ferris from Matthew A. Bright and wife, Beth Ann Bright, by Deed dated August 14, 2002, as Instrument No. 20020828-0104266, in the Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Diana N. Ferris (50% undivided interest) from John P. Ferris by Quitclaim Deed dated April 19, 2003 as Instrument No. 20030424-0054952, in the Register's Office for Davidson County, Tennessee. The said Diana N. Ferris died intestate February 20, 2004. Pursuant to the Quit Claim Deed recorded as Instrument No. 20030424-0054952 should the Grantee, Diana N. Ferris, predecease John P. Ferris all of interest would be be vested in John P. Ferris, Grantor.

The property being conveyed herein is not the marital residence of the Grantor and/or his spouse.
Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6680 Charlotte Pike, #C15, Nashville, TN 37210.

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 heirs and assigns, forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 20th day of January, 2011.

John P. Ferris — January 20, 2011 Date

~~Diana N. Ferris~~ — January 20, 2011 Date

STATE OF ✓ Colorado

COUNTY OF ✓ Denver }

WALTON DUFFEY
Notary Public
State of Colorado
My Commission Expires January 18, 2012

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John P. Ferris and ~~Diana N. Ferris~~, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of January, 2011.

My Commission Expires: ✓ 1-18-2012 ✓

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066