THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30087-06-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $36,000.00. Affiant Subscribed and sworn to before me this 10th day of June, 2011. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Bill Vo, Jenny Vo 6680 Charlotte Pike, #E-5 Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 102 070 A 09100 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, **Cherrie A. Shaw, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bill Vo and wife, Jenny Vo** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6680 Charlotte Pike, #E-5, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of June, 2011.

Cherrie A. Shaw

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cherrie A. Shaw**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20110035090 DEEDWARR
Recvd: 06/13/11 10:43 2 pgs
Fees:13.00 Taxes:133.20

20110613-0045030

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. E-5 on the Plan of West Meade Condominium, of record in Plat Book 5200, page 430, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of West Meade Condominium, a horizontal property regime established by Master Deed of record in Book 5923, page 704, amended in Book 6277, page 653, and Book 7333, pages 415 and 418, said Register's Office.

Being the same property conveyed to Cherrie A. Shaw, an unmarried person, by deed dated March 17, 1988, from Freeman Webb Developers, Inc., of record in Book 7494, page 141, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees. Map and Parcel No. 102 070 A 09100 CO.
2. Charter of Incorporation of West Meade Condominium Association, Inc. of record in Book 5918, page 953, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West Meade Condominium, of record in Book 5923, page 704, amended in Book 6277, page 653, and Book 7333, pages 415 and 418, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 430, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4520, page 836, Register's Office for Davidson County, Tennessee.
7. Easement for water mains and appurtenances of record in Book 8808, page 872, Register's Office for Davidson County, Tennessee.
8. Easement for encroachment of record in Book 6561, pae 90, Register's Office for Davidson County, Tennessee.