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. 30184-08-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Bart Victor Affiant Subscribed and sworn to before me this 15th day of August, 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: Bart Victor Susan Smith 4425 Westlawn Drive, Apt. C-306 Nashville, TN 37209	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 103 080 A 05400 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, **Ron E. Arnett, Jr., unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bart Victor and wife, Susan Smith** ("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 4425 Westlawn Drive, Apt. C-306, 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 15th day of August, 2011.

Ron E. Arnett, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of August, 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:T20110050844 DEEDWARR
Recvd: 08/18/11 09:54 2 pgs
Fees:13.00 Taxes:425.50

20110818-0063852

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-306 on the Plan of Westlawn Green Condominiums, of record in Plat Book 5200, pages 20 through 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ron E. Arnett, Jr., an unmarried person, by deed dated October 27, 2000, from Jenner Walter Bennett, Sr. and wife, Janice M. Bennett, of record in Instrument No. 20001030-0107171, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. By-Laws of Westlawn Green, of record in Book 5238, page 872, amended in Book 6748, page 423, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Westlawn Green Homeowners Association of record in Book 5234, page 719, Register's Office for Davidson County, Tennessee.
4. 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 Westlawn Green, of record in Book 5238, page 863, amended in Book 5266, page 22, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, pages 20 through 24, Register's Office for Davidson County, Tennessee.