THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11070703

Davidson County DEEDWARR
Recvd: 08/31/11 13:14 3 pgs
Fees:18.00 Taxes:462.50
20110831-0067550

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)

The actual consideration or value, whichever is geater, for this transfer is: $125,000.00.

Khari M. Spence
Affiant

Subscribed and sworn to before me, this25th day of August, 2011.

Notary Public
My Commission Expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Khari Spence 6952 Highway 70 S #123 Nashville TN 37221	New Owner	Tax Parcel ID No. 143010C02300CO

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, **Peter Lauf and wife, Norma C. Adragna-Lauf** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Khari Spence**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 123, PLAN OF FIRST REVISION HORIZONTAL PROPERTY REGIME COMMON ELEMENT PLAT WEST PORT LANDING Condominiums, as established under Master Deed of record in Instrument 20040310-0027295, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Peter Lauf and wife, Norma C. Adragna-Lauf by Warranty Deed from Corinthian Custom Homes, Inc. a Tennessee Corporation, recorded on the 13th day of May, 2005 in Instrument No. 20050513-0054301, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF FIRST REVISION HORIZONTAL PROPERTY REGIME COMMON ELEMENT PLAT WEST PORT LANDING, as recorded in Instrument No. 20040310-0027295.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PLAN OF FIRST REVISION HORIZONTAL PROPERTY REGIME COMMON ELEMENT PLAT WEST PORT LANDING Condominium of record in Instrument Nos. 20031031-0160421 and 20040526-0061758 , as amended by instrument(s) of record in Instrument No. 20041201-0143197; 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.

This is improved property located at 6952 Highway 70 S #123 Nashville TN 37221.

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 25th day of August, 2011.

Peter Lauf by Will, Attorney in Fact

Peter Lauf by Will Chapman, his attorney-in-fact

Norma C. Adragna-Lauf by Will, Attorney in Fact

Norma C. Adragna-Lauf by Will Chapman, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Peter Lauf and Norma C. Adragna-Lauf,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of August, 2011.

Notary Public

My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

Amy Cross Nance
State of Tennessee Notary Public
Williamson County