Return to:

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of August, 2011 by and between **Philip Kreger**, hereinafter referred to as GRANTOR, and **Robert B. Torp, a single man**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being Unit No. 10-B, Weston Way Condominiums, Phase II, A Tennessee Horizontal Property Regime, as shown on plat of record in Book 5800, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the following:

All matters appearing on the plan of Weston Way Condominiums, Phase II, of record in Book 5800, Page 95, Register's Office for said County.

Master Deed of record in Book 5935, page 676 as amended in Book 6370, page 577; Book 7517, page 115 and Book 8560, page 34, Register's Office for said County.

Submission to Amendment of Master Deed of record in Book 7517, page 131, Register's Office for said County.

Being the same property conveyed to Bernadette Kreger and Philip Kreger, Joint Tenants with Rights of Survivorship, by Quitclaim Deed from Louise R. Fontecchio, Trustee, dated November 22, 1997,recorded December 3, 1997, of record in Book 10705, page 467, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Louise R. Fontecchio, Trustee by Quitclaim Deed from Bernadette Kreger, a widow, dated November 22, 1997, recorded December 3, 1997, of record in Book 10705, page 466, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to George P. Kreger and wife Bernadette Kreger by Warranty Deed from John H. Summers and wife Sandra P. Summers, dated October 31, 1986, recorded November 11, 1986, of record in Book 7037, page 151, Register's Office for Davidson County, Tennessee. George P. Kreger having since died and property vested in Bernadette Kreger as surviving tenant by the entireties. Bernadette Kreger since died and property vested in Philip Kreger as surviving tenant by the entireties.

This is [X]improved [ ]unimproved property known as: 7308 Weston Way, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Philip Kreger

BILL GARRETT, Davidson County
Trans:T20110054108 DEEDWARR
Recvd: 09/01/11 10:00 2 pgs
Fees:13.00 Taxes:292.30
20110901-0067772

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Philip Kreger, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29th day of August, 2011.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Robert B. Torp
7308 Weston Way, Nashville, TN 37221

Send Tax Statements to:

New Owner

Map & Parcel 142.10-0A-020.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $79,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of August, 2011.

Notary Public

My Commission Expires: _____

Tonja Barron State of Tennessee Notary Public Williamson County

My commission expires November 21, 2012

RETURN TO:

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3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

11-1-147