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. 30362-12-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me this 7th day of December, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Ann Vandevender, Karl Vandevender 3805 Whitland Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner.	**Tax Information:** Map and Parcel No.: 131 030 G 00200 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, **Etta Marie B. Grimes, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann Vandevender and husband, Karl Vandevender** ("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 103 Westover Park Court, Nashville, TN 37215

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 7th day of December, 2011.

Etta Marie B Grimes
by Joyce Grimes Safley POA

Etta Marie B. Grimes
BY: Joyce Grimes Safley, Attorney-In-Fact By Power of Attorney Recorded in Instrument 20101221-0101317, Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20110077608 DEEDWARR
Recvd: 12/08/11 09:21 2 pgs
Fees:13.00 Taxes:943.50
20111208-0095775

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE GRIMES SAFLEY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said ETTA MARIE B. GRIMES and is authorized by the said ETTA MARIE B. GRIMES to execute this instrument on her behalf.

Witness my hand, at office, this 7th day of December, 2011.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1B, together with the appurtenant interest in the common elements of Westover Plantation Condominium, a horizontal property regime established by Master Deed of record in Book 6380, page 833, amended in Book 6549, page 344, and Book 8622, page 194, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned First Amendment to Master Deed in Book 6549, page 344, said Register's Office, and being located upon Lot No. 1 on the Plan of Westover Plantation, of record in Book 6250, page 122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Etta Marie B. Grimes by deed dated September 23, 1994, from Mark Miccioli, of record in Book 9475, page 341, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Charter of Incorporation of Westover Plantation Condominium Homeowners Association of record in Book 6716, page 151, Register's Office for Davidson County, Tennessee.
2. 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 Westover Plantation, of record in Book 6380, page 833, amended in Book 6539, page 344, and Book 8622, page 194, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6250, page 122, amended in Book 6642, page 688, and Book 6725, page 927, Register's Office for Davidson County, Tennessee.