THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11101463**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $108,000.00. Affiant Subscribed and sworn to before me, this 19th day of December, 2011. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110080504 DEEDWARR
Recvd: 12/20/11 12:01 2 pgs
Fees:13.00 Taxes:399.60
20111220-0099306

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew T. Diehl 4425 Westlawn Dr A301 Nashville TN 37209	New Owner	Tax Parcel ID No. 103080A01800CO

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, **J. Edward Hazelton, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew T. Diehl, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain condominium unit, described as follows:

Unit No. 301, Building A, in a Horizontal Property Regime as shown on the condominium site plan of Westlawn Green Condominiums, as of record in Book 5200, Pages 20, 21, 22, 23 & 24, Register's Office, Davidson County, Tennessee.

Being the same property conveyed from Nancy Lynn Schaffer, unmarried by Warranty Deed to J. Edward Hazelton, unmarried, recorded on the 2nd day of July, 1986 in Deed Book 6906, Page 330, in the Register's Office of Davidson County, Tennessee. J. Edward Hazelton and Joseph Edward Hazelton being one and the same person.

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 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTLAWN GREEN, as recorded in Plat Book 5200, Page(s) 20 thru 24.

Terms and provisions of by-Laws recorded in Book 5238, Page 872 and Book 6748, Page 423.

Charter of Homeowners Association recorded in Book 5234, Page 719.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTLAWN GREEN of record in Book 5238, Page 863 , as amended by instrument(s) of record in Book 5266, Page 22 and Book 6748, Page 423; 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 4425 Westlawn Dr A301 Nashville TN 37209

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 19th day of December, 2011.

J. Edward Hazelton
By Cynthia Carter Jones, Attorney-in-Fact

J. Edward Hazelton
By Cynthia Carter Jones, 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, Cynthia Carter Jones, 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 he is the Attorney-in-fact for J. Edward Hazelton, 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 19th day of December, 2011.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015