WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Affiant

Subscribed and sworn to before me, this ___ DAY OF _____, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

R-VRES-12-2901

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jodi Daniels	JP Morgan Chase Bank (NAME)	
2901 Blair Blvd B5	P.O. Box 8000 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Monroe, LA 71203 (CITY) (STATE) (ZIP)	104-10-N-5.00C0

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JACOB A. ZELLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JODI DANIELS, SINGLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B-5, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF WESTCHESTER CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON EXHIBIT "B" ATTACHED TO THE MASTER DEED OF RECORD IN INSTRUMENT 20070606070068596 AS CORRECTED IN INSTRUMENT 200710090120320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JACOB A. ZELLER, UNMARRIED BY DEED FROM THE NASHVILLE WESTCHESER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 200708060093034, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 1, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT 20070606070068596; INSTRUMENT 200710090120320; INSTRUMENT NUMBER 200706070068596; INSTRUMENT 200710090120320; INSTRUMENT 200706140071268; BOOK 421,PAGE 16; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID MEREDITH ZELLER JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 2901 Blair Blvd B5, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120053845 DEEDWARR
Recvd: 07/23/12 11:19 2 pgs
Fees:13.00 Taxes:623.45
20120723-0064400

Witness my/our hand(s) this ___ day of _____, 2012.

Jacob A. Zeller

Meredith Zeller by Jacob A. Zeller as Attorney in Fact

Meredith Zeller by Jacob A. Zeller as 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, Jacob A. Zeller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of July, 2012.

Notary Public
My Commission Expires: 5-20-14

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Jacob A. Zeller to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Meredith Zeller and who acknowledged he/she/they executed the same as the free act and deed of the said Meredith Zeller.

Witness my hand and official seal, this the 17th day of July, 2012.

Notary Public
My Commission Expires: 5-20-14

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903