BOX #14
G#24937-2

WARRANTY DEED	State of Tennessee) County of Davidson)
BILL GARRETT, Davidson County Trans:T20130034761 DEEDWARR Recvd: 04/29/13 09:04 2 pgs Fees:13.00 Taxes:136.90 20130429-0042046	The actual consideration or value, whichever is greater, for this transfer is **$37,000.00.** Affiant Subscribed and sworn to before me, this the 26th day of April, 2013. Notary Public My commission expires: 9-19-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hostettler Realty, LLC	**"New Owner"**	**102070A05800CO**
3504 Abbott Martin Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

April Elaine Pennington, unmarried, and Elaine Pennington, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hostettler Realty, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Apartment Unit No. K-3 of West Meade Condominium N/K/A Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominium N/K/A Avenue Nashville West, Inc., of record in Book 5923, Page 704, and as amended in Book 6277, Page 653, in Book 7333, Page 415, in Book 7333, Page 418, in Instrument No. 20120724-0065040 (changing the name), and Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5923, Page 740, said Register's Office, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium N/K/A Avenue Nashville West, Inc., for placement of Units, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to April Elaine Pennington, unmarried, and Elaine Pennington, married, by Warranty Deed dated May 24th, 2001, from William Albert Cade, III, unmarried, of record in Instrument No. 20010605-0058837, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Page 430, Register's Office for Davidson County, Tennessee;

2) All the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Meade Condominium N/K/A Avenue Nashville West, Inc., of record aforementioned;

3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4520, Page 836, said Register's Office;

4) Encroachment Easement by and between James A. Lewis and West Meade Condominium Association, Inc., of record in Book 6561, Page 90, Register's Office for Davidson County, Tennessee;

5) Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Book 8808, Page 872, Register's Office for Davidson County, Tennessee;

6) Charter of West Meade Condominium Association, Inc. (N/K/A Avenue Nashville West, Inc.), of record in Book 5918, Page 953, said Register's Office;

7) Recreational Easement of record in Book 4552, Page 507, and conveyed to West Meade Condominium Association, Inc., of record in Book 5923, Page 769, Register's Office for said County; and,

8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF ELAINE PENNINGTON OR HER SPOUSE.

This is improved property, known as: 6680 Charlotte Pike #K-3, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this **26th** day of **April, 2013.**

April Elaine Pennington

Elaine Pennington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **April Elaine Pennington and Elaine Pennington,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **April, 2013.**

Notary Public

KATHY HAID STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-19-16