THIS INSTRUMENT PREPARED BY:
WELDON B. WHITE, JR.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20130046005 DEEDWARR
Recvd: 06/03/13 14:50 5 pgs
Fees:28.00 Taxes:888.00
20130603-0055773

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 240,000 eight units

AFFIANT

Subscribed and sworn to before me this 31 day of May, 2013

Notary Public

My Commission Expires: 1-3-2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
		103020C00600CO
West End Terrace, GP	New Owner	103020C06500CO
4420 Herbert Place		103020C05200CO
Nashville, TN 37215		103020C09000CO
		103020C09400CO
		103020C10400CO
		103020C14000CO
		103020C15200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mark Podis and wife, Cynthia Podis** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **West End Terrace, GP,** a Tennessee general partnership, (herein referred to as "Grantee"), Grantee's successors and or heirs and assigns, certain tracts or parcels of land located in **Davidson** County, Tennessee, described as follows, to-wit:

See Exhibit A.

This conveyance is made subject to property taxes for 2013,which have been prorated, the payment of which is assumed by Grantee, and all matters of public record, as listed on Exhibit B.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S successors and or heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S successors and or heirs and assigns, against the lawful claims of all persons whomever.

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 our hand this 31st day of May, 2013.

Mark Podis

Cynthia Podis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, Mark Podis and Cynthia Podis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of May, 2013.

Notary Public

My Commission Expires: 11-3-15

CANDACE HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT A

TRACT 1

Land in Davidson County, Tennessee, being Units Nos. 6 and 65, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to MARK PODIS AND WIFE, CYNTHIA PODIS by deed from O. DON BAILEY AKA O. D. BAILEY AND WIFE, ANNETTE O. BAILEY of record in Instrument No. 20100721-0056887, dated July 6, 2010, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Unit No. 52, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to MARK PODIS AND CYNTHIA PODIS, MARRIED by deed from CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC. of record in Instrument No. 20070816-0097880, August 6, 2007, said Register's Office.

TRACT 3

Land in Davidson County, Tennessee, being Unit No. 90, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to MARK PODIS AND WIFE, CYNTHIA PODIS by deed from CHARLES M. SCOTT AND WIFE, BERNADETTE J. SCOTT of record in Instrument No. 20070320-0033920, dated March 15, 2007, said Register's Office.

TRACT 4

Land in Davidson County, Tennessee, being Unit No. 94, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to MARK PODIS AND CYNTHIA PODIS, HUSBAND AND WIFE by deed from J. SETH JENNINGS of record in Instrument No. 20100908-0071533, dated September 7, 2010, said Register's Office.

TRACT 5

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to MARK PODIS AND WIFE, CYNTHIA PODIS by deed from RODNEY A. LORENZ AND WIFE, KARIN C. LORENZ of record in Instrument No. 20070327-0036344, dated March 20, 2007, said Register's Office.

TRACT 6

Land in Davidson County, Tennessee, being Unit No. 140, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to CYNTHIA PODIS AND MARK PODIS by deed from SUSAN L. LEAK CRAFT of record in Instrument No. 20060208-0015662, dated February 7, 2006, said Register's Office.

TRACT 7

Land in Davidson County, Tennessee, being Unit No. 152, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed..

Being the same property conveyed to MARK PODIS AND CYNTHIA PODIS, HUSBAND AND WIFE by deed from J. SETH JENNINGS of record in Instrument No. 20100908-0071542 dated September 7, 2010, said Register's Office.

EXHIBIT B

Restrictive Covenants contained in instrument of record in Book 3642, Page 417, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for West End Terrace Condominium of record in Book 6657, Page 549, amended in Book 7541, Page 955, said Register's Office.

Easement for Television Cable of record in Book 5974, Page 755, said Register's Office.

Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 5894, Page 97, and in Book 5894, Page 101, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3859, Page 859, said Register's Office.

Monthly Assessments as set forth in the Master Deed For West End Terrace Condominium of record in Book 6657, Page 549, said Register's Office.

Easements as set forth in the Master Deed For West End Terrace Condominium of record in Book 6657, Page 549, said Register's Office.

Assessments as set forth in the Amendment To The Master Deed and By-Laws For West End Terrace Condominium of record in Book 7541, Page 955, said Register's Office.