Davidson County DEEDWARR
Recvd: 03/06/03 12:09 2pgs
Fees:13.00 Taxes:563.77
20030306-0029772

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,370.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2003.

Notary Public

My Commission Expires: 5/24/05

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin Opoku and Gifty Fordjour
105 Rockglen Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
164-10-A-3

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KBRG of Nashville, LLC,** hereinafter referred to as Grantors, hereby transfer and convey to **Benjamin K. Opoku, unmarried and Gifty H. Fordjour, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 3 of Village One Summerfield of record in Instrument #200002110014170, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to K B R G of Nashville, LLC, by deed from Summerfield Development, LLC by instrument of record in Instrument # 200112040133285, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument Number 200002110014170, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11588, Page 484, as amended in Book 11669, page 376, Instrument No. 2001 03080021946, and Instrument No. 2001 05040046260, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11648, page 662, and Instrument No. 200105040046261, Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Book 11648, page 660, and Instrument No. 2001 032600 28531, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 200001130004777, Register's Office for Davidson County, Tennessee.

Easement for Sewer of record in Instrument No. 2000 080900 79074, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Telephone of record in Instrument No. 2000 082400 83643, Register's Office for Davidson County, Tennessee.

Easements of record in Instrument No. 2000 091300 91248, 2000 091300 91249, 2000 080400 77639, 2000 09130091247, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2003 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 105 Rockglen Court, Antioch, Tennessee 37013.

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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 28th day of February, 2003.

K B R G of NASHVILLE, LLC

By: Robert H. Tappen
Its: Managing Member

STATE OF VIRGINIA
CITY OF RICHMOND

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert H. Tappen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of K B R G of Nashville, LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Managing Member.

Witness my hand and official seal this 28th day of February, 2003.

Pamela A. Caffrey
Notary Public

8/31/06
My Commission Expires

