THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24572-08-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me this 15th day of August, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Brian Poile Christian Paro 401 Bowling Avenue #20 Nashville, TN 37205	**Send Tax Bills To:** New owners	**Tax Information:** Map No.104.13-0A Parcel No. 29.00-CO

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, **Danielle Marie Lares, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Poile and Christian Paro, both unmarried, as joint tenants with right of survivorship,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 401 Bowling Avenue #20, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of August, 2005.

Danielle Marie Lares

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Danielle Marie Lares**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 08/19/05 14:03 2 pgs
Fees:13.00 Taxes:1017.50

20050819-0099157

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 29 on the Plan of Section One Richmeade Place, as of record in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Danielle Marie Lares, unmarried by deed dated May 21, 2004 from Karlis Skrastins, unmarried of record in Instrument No. 20040527-0062669, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Richmeade of record in Book 4941, page 637, amended in Book 5036, page 338, Book 5213, page 945, supplemented in Book 5019, page 946, Book 5039, page 256, Book 5034, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. By-Laws of Richmeade Place Homeowner's Association, Inc., of record in Book 4941, page 689, amended in Book 5036, page 338 and Book 5213, page 945, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Richmeade Place Homeowner's Association of record in Book 4942, page 633, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4860, page 44, Register's Office for Davidson County, Tennessee.