WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/06 09:38 2 pgs
Fees:13.00 Taxes:1901.80

20060105-0001418

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernando Rodriguez	Bank of America, NA	
(NAME)	(NAME)	
1300 Burton Valley Drive	1400 Best Plaza Drive	131-15-14
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond VA 23227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEDS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **FERNANDO J. RODRIGUEZ AND WIFE, ROSE A. RODRIGUEZ,** HEREINAFTER CALLED THE 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 Unit B of Burton Valley Townhomes, a Horizontal Property Regime with Private Elements, and described in the Declaration of Covenants, Conditions and Restrictions for Burton Valley Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument #20050802-0090510,*Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Burton Valley Townhomes, a Horizontal Property Regime With Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration, and Bylaws appended thereto as Exhibit "C" appearing in Instrument #20050802-0090510,* said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied verbatim for a more complete identification of said Unit. *amended in 20050805-0092217

Being part of the same property conveyed to KEDS Partnership by deed from James T. Edwards and wife, Evelyn W. Edwards, of record in Instrument #20050106-0002519, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been paid; (b) all matters appearing on the plan of record in Book 2330, page 73, said Register's Office; and (c) restrictive covenants of record in Book 2493, page 351 and Instrument #20050802-0090510, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1300 Burton Valley Drive, Nashville, TN 37215

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 23rd day of December, 2005.

KEDS Partnership,
a Tennessee general partnership

By: _____
L. Edward Gaw, Jr., Partner

By: _____
L. Kell Holland, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **L. KELL HOLLAND**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **Partner** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of December, 2005.

_____
Notary Public

My Commission Expires: 4/24/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **L. EDWARD GAW, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **Partner** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of December, 2005.

_____
Notary Public

My Commission Expires: 4/24/07

Jack Case Wilson Title Assoc.
7100 Executive Center Drive
Suite 150
Brentwood, TN 37027
D-0611