| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$153,400.00.**<br>Affiant<br>Subscribed and sworn to before me, this the 31st day of March, 2006.<br>Notary Public<br>My commission expires: 3/22/09<br>(AFFIX SEAL) |
|---|---|

Davidson County DEEDWARR
Recvd: 04/04/06 09:33 2 pgs
Fees:13.00 Taxes:567.58
20060404-0038069

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**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 |
|---|---|---|
| **Nicholas R. Kirtland** | **Realty Mortgage Corporation** | **Map 109-5D, Parcel 096.00CO** |
| **1512 Lincoya Bay Drive** | **7000 Executive Center Drive, Ste 200** | |
| **Nashville, TN 37214** | **Brentwood, TN 37027** | |

FOR AND IN 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,

**70 South Associates, LLC, a Tennessee limited liability company**

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

**Nicholas R. Kirtland, an unmarried man**

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 No. 1512 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Supplementary Declaration of Covenants of record in Instrument No. 20050923-0114373, for a more complete identification and description of said units.**

**BEING part of the same property conveyed to 70 South Associates, LLC, a Tennessee limited liability company by Deed from Lakes Multi-Family Land, LLC, a Tennessee limited liability company, of record in Instrument No. 20021204-0149456, dated December 4, 2002, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants and By-Laws, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No.20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, and in Instrument No. 20050923-0114373, Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees(s) herein.**

This is improved (__X__) Unimproved (____) property, known as **1512 Lincoya Bay Drive, Nashville, TN 37214**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 31st day of March, 2006.

**70 South Associates, LLC**

By: _____
**Carl A. Neuhoff, Jr. Vice President**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr., Vice President** 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 **Vice President** of **70 South Associates, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.** as **Vice President.**

Witness my hand, at office at Nashville, Tennessee, this **31st** day of **March, 2006.**

Angela G. Batson

**Notary Public**

**My Commission Expires:** 5-28-06

ANGELA G. BATSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.