WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VR-06-807

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/27/06 12:42 2 pgs
Fees:13.00 Taxes:740.00
20060627-0076731

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen M. Skinner	Regions Bank d/b/a Regions Mortgage (NAME)	
807 18th Avene S #313	601 S Court	92-16C-313.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Montgomery, AL 36104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD KREPS, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTEN M. SKINNER, AN UNMARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 313, 807 EIGHTEENTH AVENUE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20041214-0148798, AS AMENDED IN 20041216-0149823 AND 20050504-0050222 AND FURTHER DESCRIBED ON PLAN OF RECORD ATTACHED TO SAID MASTER DEED AS "EXHIBIT E" IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO RICHARD KREPS, A SINGLE MAN BY WARRANTY DEED FROM 807 EIGHTEENTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY CORPORATION, RECORDED ON THE 19TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060119-0007488, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY. TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Number 20040715-0084913; 20041214-0148798; 20041216-0149823; 20050504-0050222; 20051123-0142078; 20060109-0003220; and 20041130-0142097, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 807 18th Avene S #313, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 14th day of June, 2006.

R Kreps by [illegible], Attorney in Fact
Richard Kreps

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of June, 2006, before me personally appeared Jonathan Sexton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard Kreps, a single man and who acknowledged he/she/they executed the same as the free act and deed of the said Richard Kreps, a single man.

said Power of Attorney is of record in Inst No. 20060119-0007487, Register's Office for Davidson County, Tennessee

Witness my hand and official seal, this the 14th day of June, 2006.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

RECORDERS ME...
LEGIBILITY OF WRITING, TYPIN...
PRINTING IN THIS DOCUM...
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