Davidson County DEEDWARR
Recvd: 07/28/06 13:51 2 pgs
Fees:13.00 Taxes:536.50

20060728-0091626

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Kelly R. Cole
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26TH day of July, 2006.

Kelly R. Cole
Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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:
Kelly R. Cole
305 Post Creek Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

128-15-0-B-305.00-CO

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, Ann Grien, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Kelly R. Cole, an unmarried man, 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 Unit No. 305 as shown on Phase Two Post House Bellevue of record in the first Amendment to the Master Deed for Post House Bellevue Condominium (annexation of Phase Two) in Book 6846, page 811, and referred to as Exhibit "B" found at Pages 813-815, amending the original Master Deed of record in Book 6838, page 445, all references of record in the Register's Office for said County.

Being the same property conveyed to Ann Grien by warranty deed from Benjamin C. Corbett, unmarried, of record in Instrument No. 20050519-0056459, Register's Office for Davidson County, Tennessee, dated May 13, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 6838, page 445, 6846, page 811, Page 6846, page 816, Book 6846, page 821, Book 6848, Page 541, Book 8044, page 195, Book 8047, Page 867, Book 8101, Page 562, and in Book 8626, Page 588, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien 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 305 Post Creek Road, Nashville, TN 37221.

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 26th day of July, 2006.

Ann Grien

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ann Grien, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this July 26th, 2006.

Witness my hand and official seal this July 26, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

260701100