Box 14A
Return to:
John T. Cook, P.C.

Davidson County DEEDWARR
Recvd: 09/14/06 09:23 5 pgs
Fees:28.00 Taxes:932.03

20060914-0113854

Prepared By and Returnable to:
Bone McAllester Norton PLLC (krm)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Adam R. Hill Ronald W. Hill Nancy R. Hill 316 Normandy Place Nashville, TN 37209	New Owner	104-01-0-B-.076.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jonathan D. Rose and wife, Natalya L. Rose** (individually and collectively "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Adam R. Hill, unmarried, Ronald W. Hill and wife, Nancy R. Hill** (individually and collectively "Grantee"), and Grantee's heirs and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto (collectively the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property or any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property known as 316 Normandy Place, Nashville, Tennessee 37209. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description is drawn from recorded documents and/or has been supplied by a third party and the Grantor and

the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants that, subject to the matters set forth herein and in the Exhibits attached hereto, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that the Property is unencumbered.

GRANTOR FURTHER COVENANTS and binds Grantor and Grantor's heirs and representatives to warrant and forever defend the title to said Property to Grantee, Grantee's heirs and representatives [successors and assigns], against the lawful claims of all persons whomsoever except claims arising out of the matters set forth herein and in the Exhibits attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 8th day of September, 2006.

GRANTOR:

Jonathan D. Rose

Natalya L. Rose

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Jonathan D. Rose (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 8 day of September, 2006.

NOTARY PUBLIC

My Commission Expires: Nov. 24, 200

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Natalya L. Rose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 8 day of September, 2006.

Jennifer L. Johnson
NOTARY PUBLIC

My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $251,900.00.

Jonathan D. Rose

Subscribed and sworn to before me, this the 6 day of September, 2006.

Jennifer L. Johnson
Notary Public

My Commission Expires: Nov. 24, 2007

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 316 on Lot No. 5 of the Normandy Place Condominiums, Phase II, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record as Instrument No. 20020214-0019862, said Register's Office.

Being the same property conveyed to JONATHAN D. ROSE AND WIFE, NATALYA L. ROSE, by deed from JON ROSE, of record as Instrument No. 20060330-0036325, dated March 27, 2006, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2006, a lien, but not yet due and payable. Said taxes are prorated as of date of Closing and Grantee/Grantees assume responsibility to pay said taxes and future years taxes when due and payable.

2. Matters shown on the Plan of record in Book 1835, page 10, Register's Office for Davidson County;

3. Master Deed of record as Instrument No. 20020214-0019862, as amended as Instrument No. 20020523-066131, Register's Office for said County.