Davidson County DEEDWARR
Recvd: 11/29/06 15:18 2 pgs
Fees:13.00 Taxes:775.15

20061129-0147434

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $209,500.00
Affiant
Subscribed and sworn to before me
This 21 day of November 2006
Notary exp: 11-24-07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Address of new owners:	Send tax bills to:	Map & Parcel:
Patricia Gaines Kriebel	SAME	93-52A-103
222 Polk Ave Unit 102		
Nashville Tn 37203		

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Watauga Condominiums, Inc, a Tennessee Corporation**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Patricia Gaines Kriebel, a married woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 102 on the Plan of Watauga Condominiums (formerly know as Polk Manor Condominiums), created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, and as established by Master Deed of Record in Book 6339, page 281, and amended in Book 6697, page 889, and amended and restated in instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said units, as set forth in the Master Deed and Bylaws, for a more complete identification and description of said units.

Being the same property conveyed to WATAUGA CONDOMINIUMS, INC., by deed from 139 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF AARON WHITE AND HUNTER CONNELLY AS TO AN UNDIVIDED 1/3 INTEREST, AND JEM NASHVILLE PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 2/3 INTEREST, of record as Instrument No. 20061023-0131271, dated October 20, 2006, said Register's Office.

Subject to terms and provisions of the Articles of Incorporation of Watauga Condominiums, Inc, recorded in Instrument No. 20061017-0128710.

Subject to Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertaking, assessments and other provisions contained in or incorporated by reference into the Mater Deed of record in Book 6339, Page 281, as amended in Book 6697, Page 889, as amended in instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee.

Charter of Watauga Condominiums Homeowner's Association, Inc, recorded in Instrument No. 20061005-0123859.

The 2006 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

X The property is improved with an address of: 222 Polk Avenue Unit 102 Nashville Tn 37203

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 21 day of November, 2006.

Watauga Condominiums, Inc.

By: Hunter Connelly . Secretary

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunter Connelly, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 21 day of November, 2006

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Commission expires: 11/24/07