THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26080-11-2006** **Record & Return To:** Southland Title & Escrow Company, Inc. 7101 Executive Center Drive, Suite 151 Brentwood, TN 37027	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $365,000.00 Affiant Subscribed and sworn to before me this 1st day of December, 2006. Notary Public My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 24, 2009

WARRANTY DEED

Address New Owner: Catherine C. Nichol 220 31st Avenue North Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.02-0X Parcel No. 220.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Weiland, Jr. and wife, Allison B. Weiland**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine C. Nichol, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 220 31st Avenue North, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2006.

Robert Weiland, Jr.

Allison B. Weiland by Robert Weiland, Jr.
as Attorney-In-Fact as attorney-in-fact

STATE OF FLORIDA, COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert Weiland, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2006.

BARBARA S. CORNELL
MY COMMISSION # DD402900
EXPIRES: April 28, 2009
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

My Commission Expires:

Notary Public

STATE OF FLORIDA, COUNTY OF BROWARD

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert Weiland, Jr., Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Allison B. Weiland, Principal, as her Attorney-In-Fact, as the free act and deed of the within named Principal.

Witness my hand and official seal, this 30 day of November, 2006

BARBARA S. CORNELL
MY COMMISSION # DD402900
EXPIRES: April 28, 2009
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Notary Public

Davidson County DEEDWARR
Recvd: 12/08/06 11:07 2 pgs
Fees:13.00 Taxes:1350.50

20061208-0151947

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 220, together with the appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, Instrument No. 20040615-0070764 and Instrument No. 20040915-0111215, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Robert Weiland, Jr. and wife, Allison B. Weiland by Warranty Deed dated August 6, 2004 from Baty Development Group, LLC of record in Instrument No. 20040812-0097349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Row at 31st Condominiums, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, addendum in Instrument No. 20040206-0014724, and amended in Instrument #20040615-0070764 and in Instrument No. 20040915-0111215, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20021011-0125352, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 57, page 114, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20020910-0109699, Register's Office for Davidson County, Tennessee.