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

WARRANTY DEED

My Commission Expires NOV 22, 2008

G-VRE-06-325

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00

Janaka L. Jochec
Affiant

Subscribed and sworn to before me, this 6th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/14/06 12:46 2 pgs
Fees:13.00 Taxes:671.55
20061214-0154303

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
Janaka L. Jochec	American Home Mortgage	
2025 Woodmont Boulevard, #325	(NAME) 538 Broadhollow Road	117-11-J-325 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Melville, NY 11747	
(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 B & D INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANAKA L. JOCHEC, UNMARRIED, 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 NO. 325, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE HILLMONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD AS INSTRUMENT NO. 20040209-0015685 AND RE-RECORDED AS INSTRUMENT NO. 20040212-0017074 AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20050404-0036415 AND SECOND AMENDMENT OF RECORD AS INSTRUMENT NO. 20050512-0053861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO B AND D INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM CREWS JOHNSTON, III, TRUSTEE OF THE BRATSCHI JOHNSTON CHILDREN'S TRUST, RECORDED ON THE 8TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060508-0053217, 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 Book 9921, page 620; Instrument Number 20040209-0015685; 20040212-0017074; 20050404-0036415; and 20050512-0053861, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2025 Woodmont Boulevard, #325, Nashville, Tennessee 37215
(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 6th day of December, 2006.

B & D Investment Group, LLC

BY: _____
David Floyd, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of December, 2006, before me personally appeared David Floyd, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of B & D Investment Group, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of December, 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