THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26273-02-2007** **Record & Return To:** **Bankers Title & Escrow Corporation** **3310 West End Avenue #410** **Nashville, TN 37203**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $156,000.00. Affiant Subscribed and sworn to before me this 14th day of February, 2007. Notary Public My Commission Expires:

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

BOX 50-B

RETURN TO:

APRIL N. PROVO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Norman R. Moore 1505 Lincoya Bay Drive Nashville, TN 37214	Primetrust Bank 7516 Hwy 70 S. Ste 110 Nashville, TN 37221	Map No.109-05-0D Parcel No. 003.00CO

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, **Gregory Daniel Kunst and wife, Sarah Anne Kunst**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Norman R. Moore** ("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 1505 Lincoya Bay Drive, Nashville, TN 37214

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 14th day of February, 2007.

Gregory Daniel Kunst by George E. Mudter, Jr. as Attorney-In-Fact

Sarah Anne Kunst by George E. Mudter, Jr. as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George E. Mudter, 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 on behalf of Gregory Daniel Kunst and Sarah Anne Kunst as their Attorney-In-Fact, as the free act and deed of the within named Gregory D. Kunst and Sarah Anne Kunst.

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2007.

NOTARY PUBLIC

My Commission Expires:

APRIL N. PROVO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SEPT. 19, 2009

Davidson County DEEDWARR
Recvd: 02/16/07 15:34 2 pgs
Fees:13.00 Taxes:577.20

20070216-0020007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Unit No. 1505, together with the appurtenant interest in the common elements of The Cottages at Williams Bend horizontal property regime established by Master Deed, of record in Instrument No. 20040628-0076712 and amended in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, 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 and being located upon Lot No. 2 on the Plan of The Lakes Apartments of record in Instrument No. 20000918-0092189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory Daniel Kunst and wife, Sarah Anne Kunst by Warranty Deed dated August 2, 2004 from 70 South Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20040805-0094550, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20021204-0149456, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Cottages at Williams Bend Townhouse Corporation of record in Instrument No. 20060314-0028980, Register's Office for Davidson County, Tennessee.
4. 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 Cottages at Williams Bend, of record in Instrument No. 20040628-0076712, amended in Instrument No. 20041028-0129585 and Instrument No. 20050923-0014373, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7121, page 169, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20000918-0092189, Register's Office for Davidson County, Tennessee.
8. Easement for Easement Agreement of record in Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.
9. Easement for sewer of record in Book 5406, page 470, Register's Office for Davidson County, Tennessee.
10. Attorney's Certificate recorded in Instrument No. 20060314-0029002, Register's Office for Davidson County, Tennessee.