THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Rudy Title** **2012 21st Avenue South** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $176,000.00. Patty Parsons Affiant Subscribed and sworn to before me this 28th day of February, 2007. Notary Public My Commission Expires: 09/04/07 KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Clint Binkley 2025 Woodmont Blvd., Apt 118 Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.117-11-0J-118.00-CO Parcel No.

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, **Gerald F. Kandestin and wife, Janice Kandestin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clint Binkley, unmarried** ("Grantee"), his 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 2025 Woodmont Blvd., Apt 118, Nashville, TN 37215

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 28th day of February, 2007.

Gerald F. Kandestin By Cory D. Kandestin, Atty-In-Fact
Gerald F. Kandestin
By Cory D. Kandestin, as his Attorney in Fact

Janice Kandestin By Cory D. Kandestin, Atty-In-Fact
Janice Kandestin
By Cory D. Kandestin, as her Attorney in Fact

Davidson County DEEDWARR
Recvd: 03/08/07 09:42 2 pgs
Fees:13.00 Taxes:651.20
20070308-0028507

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Cory D. Kandestin, 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 Gerald F. Kandestin and Janice Kandestin as their Attorney-In-Fact, and as the free act and deed of the within named of Gerald F. Kandestin and Janice Kandestin.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of February, 2007.

Notary Public

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 118, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040209-0015685, and re-recorded in Instrument No. 20040212--17074, amended in Instrument No. 20050404-0036415 and Instrument No. 200505120053861, 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 Gerald F. Kandestin and wife, Janice Kandestin by deed dated August 11, 2004 from The Garden Partners, a Tennessee general partnership of record in Instrument No. 20040818-0099741, 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. 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 Hillmont Condominiums, of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 200402120017074, amended in Instrument No. 20050404-0036415 and Instrument No. 200505120053861, Register's Office for Davidson County, Tennessee., Register's Office for Davidson County, Tennessee.
3. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.