WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2007

Notary Public

MY COMMISSION EXPIRES: 3/20/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris D. Patton (NAME)	First Franklin (NAME)	MAP & PARCEL
2823 Penn Meade Drive (ADDRESS)	16745 W. Bernardo Drive Ste 250 (ADDRESS)	052130320900CO
Nashville, Tn 37214 (CITY) (STATE) (ZIP)	San Diego, Ca 92127 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leah Koenig-Natividad

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris D. Patton and wife, Roberta Patton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Land in Davidson County, Tennessee, being Lot 59 on the Plan of River Glen Phase III, Section 1, a Planned Unit Development of record in Instrument Number 20011207-0135041, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dennis S. Natividad and Leah Koenig-Natividad, Husband and wife by Warrary Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes recorded January 5, 2005 as Instrument Number 20050105-0001507 in the Register's Office for Davidson County, Tennessee. The said Dennis S. Nativdad having since died on March 17, 2006.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO the Plan of River Glen Phase III, Section 1, a PUD, of record as Instrument Number 20011207-0135041, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon. Terms, provisions, convenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Penn Meade Subdivision, Section 1 and 1-A, as of record in Book 6762, Page 208, Register's Office or Davidson County, Tennessee. Master Deed for River Glen, a Horizontal Property Regime, as of record in Book 7566, Page 571, and By-Laws of River Glen Homeowners Association attached thereto, Register's Office for Davidson County, Tennessee. Water and Sanitary Sewer Easement fo record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee. All matters appearing on Plan of record in Plat Book 6900, Pages 650,651 and Page 671, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Intrusment Number 20010816-0088874, Register's Office for Davidson County, Tennessee. Subject to the rights of

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unimproved ( )
This is improved (X) property, known as 2823 Penn Meade Drive, Nashville, Tn 37214
(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 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, 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 hand this 30th day of April, 2007

Leah Koenig-Natividad

Davidson County DEEDWARR
Recvd: 05/08/07 15:34 3 pgs
Fees:18.00 Taxes:610.50

20070508-0055408

STATE OF ~~TENNESSEE~~ California
XXXXXXXXX
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leah Koenig-Natividad

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Madison~~ Orange, ~~Tennessee~~ California, this 30th day of April, 2007.

Commission expires April 19, 2009

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

RONALD J. BARNEY
Commission # 1571123
Notary Public - California
Orange County
My Comm. Expires Apr 19, 2009

LEGAL DESCRIPTION CONTINUATION

others in and to the common areas and/or elements of River Glen. Subject to lien for special assessments as contained in the restrictions. Charter of River Glen Homeowner's Association fo record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et set of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easement, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or thereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, convenants,restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Glen of record in Book 6762, Page 208, Register's Office for Davidson County, Tennessee.