WARRANTY DEED

Return to:
File Box 9-B
First Title and Escrow
2000 Richard Jones Rd. #110
Nashville, TN 37215
ftec file #26651

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$182,500.00.**

Affiant

Subscribed and sworn to before me this 8th day of June, 2007

Notary Public

My Commission expires: 5-23-09
(Affix Seal)

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brent Robinson	Franklin American Mortgage Co.	173-09-0-A-365.00CO
7035 Sunnywood Drive	501 Corporate Centre Dr. #400	
Nashville, TN 37211	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daniel P. Kunath, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brent Robinson and Christina Robinson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 299 on the plan of Lenox Village, Phase Five, of record in Instrument Number 20050120-00007427, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel P. Kunath, an unmarried man, by deed from Regent Homes, LLC, on June 23, 2005, of record in Instrument Number 20050624-0073029, Register's Office for Davidson County, Tennessee.

*a Tennessee limited liability company

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 173-09-0-A-365.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20050120-0007427, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20020315-0032825; and 20020315-0032826; and 20021226-0158458; and 20021226-0158459; and 20031212-01784921; and 20040526-0062220; and 20050113-0005133; and 20050119-0006853; and 20060221-0020352; and 20060321-0032382; and 20060321-0032383; and 20060612-0069716; and 20060622-0074677; and 20070103-0001284, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20020412-0045831, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7035 Sunnywood Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 8, 2007.

Daniel P. Kunath

Davidson County DEEDWARR
Recvd: 06/15/07 14:22 2 pgs
Fees:13.00 Taxes:675.25

20070615-0072006

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel P. Kunath,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 8, 2007

My commission expires 8/20/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY