Davidson County DEEDWARR
Recvd: 06/18/07 12:23 2 pgs
Fees:13.00 Taxes:665.63

20070618-0072570

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
This transfer is $179,900.00

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Affiant
Subscribed and sworn to before me
This 15 day of June, 2007
Notary exp: 11/24/07

Address of new owners:
222 Polk Ave Unit 103
Nashville, Tn 37203

Send tax bills to:
Countrywide Home Loans
301 Crescent Centre Dr #510
Franklin Tn 37067

Map & Parcel:
093-05-2A-104.00CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Watauga Condominiums, Inc**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lucas Allmon,** unmarried 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 Unit No. 103 on the Plan of Watauga Condominiums (formerly know as Polk Manor Condominiums), created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, and as established by Master Deed of Record in Book 6339, page 281, and amended in Book 6697, page 889, and amended and restated in instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said units, as set forth in the Master Deed and Bylaws, for a more complete identification and description of said units.

Being part of the same property conveyed to WATAUGA CONDOMINIUMS, INC., by deed from 139 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF AARON WHITE AND HUNTER CONNELLY AS TO AN UNDIVIDED 1/3 INTEREST, AND JEM NASHVILLE PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 2/3 INTEREST, of record as Instrument No. 20061023-0131271, dated October 20, 2006, said Register's Office.

Subject to Master Deed of record in book 6339, page 281, as amended by First Amendment in Book 6697, page 889 and as amended and restated as Instrument no. 20061025-0132105, said Register's Office.

Subject to Certification of electronic Document of record as Instrument No. 20061026-0132845, said Register's Office.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **222 Polk Ave Unit 103, Nashville Tn 37203**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 15 day of June, 2007.

Watauga Condominiums, Inc

By: Hunter Connelly, Secretary

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunter Connelly, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who , upon oath, acknowledged himself to be the Secretary of Watauga Condominiums, Inc, the within named bargainer, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as such Secretary.

Witness my hand and official seal this 15 day of June, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007