Davidson County DEEDWARR
Recvd: 07/06/07 10:33 3 pgs
Fees:18.00 Taxes:813.63

20070706-0080659

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $219,900.00.

Carmen Coats
Affiant

Subscribed and sworn to me on June 29, 2007.

J Brandon Miller
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22622SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cody Blackwell 943 Russell Street, Unit D Nashville, TN 37206	Avenue Bank 111 10th Avenue South, Suite 200 Nashville, TN 37203	Part of Map/Par# 82-12-38o

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, First Place Development, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Cody Blackwell, a married man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. D of The Richmond Condominium established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under Master Deed Establishing The Richmond Condominium of record as Instrument No. 20070510-0056425 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit "E" to said Master Deed, together with a percentage interest in the common elements and voting percentage set forth in Exhibit "F" to said Master Deed, as amended.

Being a portion of the same property conveyed to First Place Development, LLC, a Tennessee limited liability company, by Deed from David E. Rawlings and Greer C. Tidwell, tenants in common, of record as Instrument No. 20060609-0068644 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. The premises herein described 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 seq. 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 easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Richmond Condominium of record as Instrument 20070510-0056425 in the Register's Office for Davidson County, Tennessee, and By-Laws appended thereto as Exhibit "C"; and
3. Charter of The Richmond Condominium Owners' Association, Inc., of record as Instrument No. 20070508-0055328 in said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 943 Russell Street, Unit D, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on June 29, 2007.

First Place Development, LLC, a Tennessee Limited Liability Company:

By: _____
Jeremy H. Cherry
Title: Authorized Officer

5. Articles of Organization of First Place Development, LLC in Instrument No. 200605170057976, in said Register's Office.
6. Lease of tenants in possession, if any.
7. Rights of others in & to the common areas and/or elements.
8. Rights or interest of adjoining owners in and to any party walls.

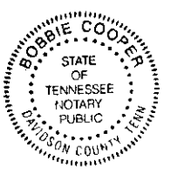
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jeremy H. Cherry, with personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Officer of First Place Development, LLC, the within named bargainor, and that he as such Authorized Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Officer.

Witness my hand and official seal on June 29, 2007.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: _____



NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE