THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26809-07-2007** **Record & Return To:** **Saturn & Mazer** **212 Third Avenue North** **Nashville, TN 37201-1604**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $559,900.00. Affiant Subscribed and sworn to before me this 18th day of July, 2007. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Laurence Solberg, Lauren B. Solberg 119 Wentworth Avenue Nashville, TN 37215	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 116160B010.00CO

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, **Michael L. Viars, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurence Solberg and wife, Lauren B. Solberg** ("Grantee"), its 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 119 Wentworth Avenue, 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 18th day of July, 2007.

Michael L. Viars

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael L. Viars**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2007.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/19/07 10:41 2 pgs
Fees:13.00 Taxes:2071.63

20070719-0085875

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Second Revision of the Iroquois of Nashville, as of record in Plat Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael L. Viars, Unmarried by Warranty Deed from Paul S. Hopmeier and wife, Sondra L. Hopmeier of record in Book 11619, page 429, and further by Quitclaim Deed from Patti Laressa Viars, of record in Instrument No. 20061229-0160747, 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. Declaration of Covenants, Conditions and Restrictions for The Iroquois of Nashville of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732, and Book 7523, page 828, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Iroquois Homeowners Association, Inc. of record in Book 8853, page 662, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Iroquois Homeowners Association, Inc. of record in Book 7661, page 875, amended in Book 8209, page 304, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4154, page 212, Book 4159, page 136, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 3432, page 467, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6400, page 650, Register's Office for Davidson County, Tennessee.