PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 08/24/07 09:05 3 pgs
Fees:18.00 Taxes:185.00

20070824-0101367

WARRANTY DEED

THIS INDENTURE is made and entered into this 17 day of August, 2007, by and between BOBBY S. GEORGE, UNMARRIED, hereinafter called Grantor, and ANDREW BUNEL, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BOBBY S. GEORGE, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto ANDREW BUNEL, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 323 FOREST PARK, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Bobby S George

BOBBY S. GEORGE
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD USA

Personally appeared before me, a Notary Public of said County and State, BOBBY S. GEORGE, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Murfreesboro, TN, **this** 17 **day of August, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

ANDREW BUNEL
323 Forest PARK, UNIT 5-14
Madison, TN 37115

Property Address:

323 FOREST PARK, MADISON, TENNESSEE 37115
UNIT 5-14

Person Responsible for Taxes:

Suntrust Mortgage Inc
201 4th Ave, N, 7th Floor
Nashville TN 37219

Map & Parcel #: MAP 043-13-0, GROUP A, PARCEL 062.0

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$50000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Andrew Bunel
Affiant

Sworn to and subscribed before me, a Notary Public, this 17 day of **August, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

07-8063

EXHIBIT 'A'

BEING Unit No. 5-14, in Robin Hood Condominium Apartments, as shown by plat of Robin Hood Condominium Apartments of record in Plat Book 5200, Page 124, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to BOBBY S. GEORGE, UNMARRIED, by Warranty Deed from Sheri Prosser and Marc Prosser, wife and husband, of record in Instrument Number 20050817-0097801, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 043-13-0, GROUP A, PARCEL 062.0).
2. All matters as set forth on the Plat of record in Book 5200, page 124, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Davidson County, Tennessee, of record in Book 3436, page 486, Register's Office for DAVIDSON County, Tennessee.

4. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

5. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Robin Hood Condominiums, of record in Book 5388, page 524; and as amended in Book 6569, page 149 and further amended in Book 11399, page 660, said Register's Office.

6. Charter of Robin Hood Condominium Association of record in Book 5383, page 314, said Register's Office.