File #2007380

Davidson County DEEDWARR
Recvd: 08/28/07 10:39 2 pgs
Fees:13.00 Taxes:814.00

20070828-0103064

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00**

Ronald W. Mohler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2007.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires May 24, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Mohler	New Owner	MAP 161140B
(NAME) 229 Highland Villa	(NAME) 229 Highland Villa	PARCEL 22900CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randolph H. Robertson, unmarried** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronald W. Mohler and wife, Hilda J. Mohler,** 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:

Land in Davidson County, Tennessee, being Unit No. 229 of Highland Villa Condominiums, as shown in Plat Book 6200, Page 473, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Highland Villa Condominiums of record in Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610 and Book 10871, Page 232, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Randolph H. Robertson by deed from T & E Land Development, LLC, dated 4/3/1998, of record in Book 10879, Page 282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: The premises herein insured 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 the easements, rights and interest 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Highland Villa Condominiums of record in Book 7278, page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, Book 10871, Page 232, Register's Office for Davidson County, Tennessee. By-laws of record in Book 7278, Page 334, Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Pages 265, 268 and 271 and Instrument No. 20021118-0142476, Register's Office for Davidson County, Tennessee. Homeowner's Association Charter of record in Book 7278, Page 310, Register's Office for Davidson County, Tennessee. Right of way/drainage easement of record in Book 7913, Page 753, Register's Office for Davidson County, Tennessee. Water main and appurtenances easement of record in book 8175, Page 774, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **229 Highland Villa, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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, 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 27th day of August, 2007.

Randolph H. Robertson by Brenda Tindall his attorney in fact

Randolph H. Robertson

By Brenda Tindall, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

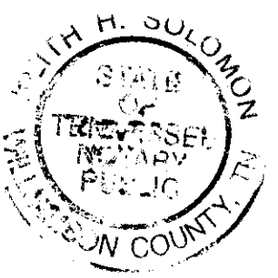
On this 27th day of August, 2007, before me personally appeared Brenda Tindall, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Randolph H. Robertson and is authorized by her, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book ____*____, page __ * _, Register's Office for Davidson, Tennessee.

* Instrument #20070828-0103063

WITNESS my hand and official seal this 27th day of August, 2007.

NOTARY PUBLIC

My Commission Expires: My Commission Expires May 24, 2009



(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027