Davidson County DEEDWARR
Recvd: 08/30/07 15:26 3 pgs
Fees:18.00 Taxes:702.63
20070830-0104621

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of August, 2007.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
KISS Partners, a Tennessee general partnership
c/o Eric P. Johnson
4525 Charlotte Ave.
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

104.12-OC-203.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alliance Development, LLC, a Tennessee limited liability company hereinafter referred to as Grantors, hereby transfers and conveys to KISS Partners, a Tennessee general partnership, hereinafter referred to as 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. 203, on the Horizontal Property Regime for Villages at Acklen, as shown on the Master Deed of record in Instrument No. 20051221-0152869, as amended by First Amendment of record in Instrument No. 20060112-0004705, by Second Amendment as Instrument No. 20061108-0139002, by Third Amendment of record as Instrument No. 20061115-0141802, by Fourth Amendment of record as Instrument No. 20061227-0158825, and by Fifth Amendment of record as Instrument No. 20070621-0074025, Register's Office of Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being part of the same property conveyed to Alliance Development, LLC, a Tennessee limited liability company by Warranty deed of record in Instrument Nos. 20050914-0110599, 20050914-0110601, and 20051228-0155627, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Master Deed and Bylaws of record in Instrument No. 20051221-0152869, as amended in Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825, and 20070621-0074025, Register's Office of said County.
Urban Renewal plan of record in Deed Book 10737, Page 558, Register's Office for said County.
Lease Agreement of record in Instrument No. 20051026-0129448 and Instrument No. 20060526-0062316, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2112 Acklen Avenue #203, Nashville, TN 37212.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of August, 2007.

Alliance Development, LLC, a Tennessee Limited Liability Company

BY: Donald R. Barrett, Jr.
ITS: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald R. Barrett, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Alliance Development, LLC, a Tennessee limited liability company, and that he is authorized by Alliance Development, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 30th day of August, 2007.

Notary Public

My Commission Expires: 1-20-09

270600320

SONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 22, 2008