| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00<br>*Kami Knake<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF AUGUST, 2007.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-26-11<br>(AFFIX SEAL) |

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-3

RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kami Knake | Bank of America, N.A. | MAP PART OF 93-6-1 |
| 415 Church Street, Unit 2111 | 9000 Southside Blvd. | PARCEL 87 |
| Nashville, TN 37219 | Jacksonville, FL 32256 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Adam W. Estes and wife, Cara B. Estes**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kami Knake**

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:

A certain condominium apartment known as Unit No. 2111 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record as Instrument No. 20061004-0122834 Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Adam W. Estes and wife, Cara B. Estes by warranty deed from Viridian Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20070123-0009460, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **415 Church Street, Unit 2111, Nashville, TN 37219.**

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hand(s) this the 28th day of August, 2007.

Davidson County DEEDWARR
Recvd: 08/31/07 16:10 2 pgs
Fees:13.00 Taxes:795.50
20070831-0105305

Adam W. Estes

Cara B. Estes

STATE OF Virginia
COUNTY OF Virginia Beach

Adam W. Estes
8/28/07

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam W. Estes** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that__he____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28 day of August, 2007.

My commission expires

BRENDA L. BEHRENDT
Notary Public
Commonwealth of Virginia
363328
My Commission Expires May 31, 2009

Brenda L Behrendt
Notary Public

Cara B Estes
8/28/07

STATE OF Virginia
COUNTY OF Virginia Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cara B. Estes** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that__she____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28 day of August, 2007.

My commission expires

BRENDA L. BEHRENDT
Notary Public
Commonwealth of Virginia
363328
My Commission Expires May 31, 2009

Brenda L Behrendt
Notary Public