This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/14/07 14:36 2 pgs
Fees:13.00 Taxes:1526.25
20070914-0110510

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $412,500.00.

Affiant

Subscribed and sworn to before me, this 7th day September, 2007.

Notary Public

My Commission Expires: 1-30-10

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Brent Craig	Owner	118-050-118.00
935 Kirkwood Avenue Nashville, TN 37204		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rigid Development, Inc.,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brent Craig,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 935, Kirkwood Commons, a Horizontal Property Regime with Private Elements (P.U.D.), and further described and created as to each individual Unit in the Declaration of Protective Covenants, Conditions and Restrictions for Kirkwood Commons, A Horizontal Property Regime with Private Elements, as of record in Instrument No. 20061002-0121427, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rigid Development, Inc. by deed from Raymond Herndon, dated 6-9-06, of record in Instrument No. 20060613-0069941, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Lot Survey/Plot Plan as shown as Exhibit "B" to Declaration of Protective Covenants, Conditions and Restrictions for Kirkwood Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061002-0120427, Register's Office for Davidson County, Tennessee.
2. Declaration of Protective Covenants, Conditions and Restrictions for Kirkwood Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061002-0121427, Register's Office for Davidson County, Tennessee, and By-Laws for Kirkwood Commons Owner's Association, Inc. attached as Exhibit "D" thereto.
3. Charter for Kirkwood Commons Owner's Association, Inc. of record in Instrument No. 20060929-0121011, Register's Office for Davidson County, Tennessee.
4. Sewer Easement of record in Book 2140, Page 121, Register's Office for Davidson County, Tennessee.
5. Sanitary Sewer and/or storm Drainage Easement of record in Book 3913, Page 233, Register's Office for Davidson County, Tennessee.

This is improved property known as: 935 Kirkwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land

in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of September, 2007.

Rigid Development, Inc.

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Brent Craig, with whom I am personally acquainted, and who upon his/her oath, acknowledged himself to be the President of Rigid Development, Inc., the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such President.

Witness my hand, at Brentwood, Tennessee, 7th day of September, 2007.

_____
NOTARY PUBLIC

My Commission Expires: _____

D. W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 25, 2010