STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00.

Bonnie Berthelsen
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of September, 2007.

Notary Public

My Commission Expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 09/28/07 11:03 2 pgs
Fees:13.00 Taxes:454.73
20070928-0115730

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer Berry, unmarried

2621 River Meade Way
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

052130B32400CO

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, Kimberly F. Davis, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Jennifer Berry, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 8 Condominium Plat River Glen Planned Unit Development Phase 7, as shown on plat of record in Instrument 200402120016958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to KIMBERLY F. DAVIS by deed from NVR INC. A VIRGINIA CORPORATION T/A FOX RIDGE HOMES of record in Instrument 20050708-0079418 on 06/27/2005 and filed for record on 07/08/2005, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat or record in Instrument Number 20040212-0016958, Register's Office for Davidson County, Tennessee.

Restrictive Covenants/Declaration of Covenants, conditions and Restrictions of record in Instrument Number 20020425-0051349, Register's Office of said County.

Conveyance of Common Areas in River Glen Homeowner's Association, Inc. of record in Instrument Number 20020503-0054718 and Instrument Number 20040130-0083148 and by Quitclaim Deed of record in Instrument Number 20040713-0083148, Register's Office for Davidson County, Tennessee.

Master Deed for River Glen, a horizontal property regime, as of record in Book 7566, Page 571, and By-Laws of River Glen Homeowner's Association attached thereof and as River Glen Phase Seven is submitted by Declaration of Submission of record as Instrument Number 20040713-0083147, Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Book 8069, Page 158 and Instrument Number 20020425-0051348, Register' Office for Davidson County, Tennessee.

Water and Sanitary Sewer Easement as shown of record in Deed Book 7061, Page 196, Register's Office for said County.

All matters appearing on Plan of Record in Plat 6900, Page 650, 651 and page 671, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of River Glen Open Space One, part of a Planned Unit Development of record in Instrument Number 20030319-0036614, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20010816-0088874, Register's Office of said County.

Easements of Record in Book 7296, Page 484, Book 11030, Page 731, and Book 3961, Page 681 Register's Office of 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 2621 River Meade Way, Nashville, TN 37214.

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 24th day of September, 2007.

Kimberly F. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named 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 acknowledge that he is the attorney in fact for Kimberly F. Davis and that he is authorized by Kimberly F. Davis to execute this instrument on her behalf.

Witness my hand and official seal this 24th day of September, 2007.

Notary Public

My Commission Expires: 6-20-11

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DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY