STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of October, 2007.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 10/05/07 13:53 3 pgs
Fees:18.00 Taxes:1147.00
20071005-0119220

ADDRESS NEW OWNER(S) AS FOLLOWS:
Louis E. Roban and Kelly L. Roban
221 Spring Haven Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
126-16-0A-029.00 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, **Kathy Echegaray, an unmarried woman,** hereinafter referred to as Grantors, hereby transfers and conveys to **Louis E. Roban and Kelly L. Roban, husband and wife,** 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. 29, on the Plan of Riverwalk, Phase 1-A, Section 1 and Phase 1-B, Section 1, as shown in Instrument No. 20011026-0117231, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kathy Echegaray by Warranty Deed from Westview Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20051005-0120377, Register's Office for Davidson County, Tennessee, dated September 29, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20011105-0121083, and amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, amended in Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, and in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

Easement for Nashville, Chattanooga & St. Louis Railway, of record in Book 513, Page 396,Register's Office for Davidson County, Tennessee.

Easement for Tennessee Valley Authority, of record in Book 4205, Page 194, Book 4226, Page 715, and in Book 4257, Page 647, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Electric Power Company, of record in Book 751, Page 375, and Book 787, Page 7, Register's Office for Davidson County, Tennessee.

Easement for Harpeth Valley Utility District, of record in Book 7526, Page 315, Book 7526, Page 318, and in Book 7526, 324, Register's Office for Davidson County, Tennessee.

Easement for Roads and Utility Access, of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention, of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, and in Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.

Easement for Landscape Agreement, of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

Easement for Public Utilities, of record in Instrument No. 20021125-0145984, and in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

Open Space Common Area, of record in Instrument No. 20020424-0050564, and in Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

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 2008, 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 221 Spring Haven Court, Nashville, TN 37221.

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 1st day of October, 2007.

Kathy Echegaray

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kathy Echegaray, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2007.

Notary Public

My Commission Expires: 11/25/10

LORI SNELL
COMM. #1707385
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires NOV. 25, 2010

PTO1 PTO1

270900174