Davidson County DEEDWARR
Recvd: 01/16/08 10:40 3 pgs
Fees:18.00 Taxes:765.90
20080116-0004825

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Chandra D. Bailey
320 Criddle Street
Nashville, TN 37219

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Residential Loan Centers of America, Inc.
2350 E. Devon Ave., Ste 300
Des Plaines, IL 60018

MAP AND PARCEL:
MAP 82-13-C
PARCEL 14CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KISS Partners, a Tennessee general partnership** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Chandra D. Bailey, unmarried** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 14 as specified on the Plat shown in the Master Deed on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 20068823-0103941, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to K.I.S.S. Partners, a/k/a KISS Partners, by deed from Craighead Patten Properties II, of record as Instrument No. 20060918-0114856, dated September 15, 2006, aid Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 320 Criddle Street, Nashville, TN 37219.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate,

title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 15th day of January, 2008.

KISS Partners

BY: KISS Partner
Eric P. Johnson, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Eric P. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of KISS Partners, the within named bargainor, a Tennessee partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the KISS Partners partnership by himself as such Partner.

Witness my hand and official seal this 15th day of January, 2008.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $207,000.

X Chandra D Bowles
AFFIANT

Subscribed and sworn to before me
this 15th day of January, 2008.

NOTARY PUBLIC

My Commission Expires: 9-25-2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

I, Jeanne Burton Gregory, 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, Jeanne Burton Gregory 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: 9-18-2011

Notary's Seal

