Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/08 14:01 2 pgs
Fees:13.00 Taxes:821.40

20080219-0016012

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2008

Notary Public:

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Connor Kilpatrick	SunTrust Mortgage Inc.	Parcel ID:
320 Old Hickory Boulevard #909	P.O. Box 79041	128120A04600CO
Nashville, TN 37221	Baltimore, MD 21279-0041	

FOR AND IN 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

William R. Romero and wife, Connie Romero

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Connor Kilpatrick

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:

BEING Unit No. 46, Building No. 9 on the Plan of Section 9, Phase 1A, Eagle Ridge at the Reserve Condominium, 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 and amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 4 to the Master Deed, of record in Instrument 20020313-0031652, Register's Office for Davidson County, Tennessee, 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 Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to William R. Romero, an unmarried person, by Warranty Deed from John E. Maupin, Jr, a married person, of record in Instrument 20060817-0101742, said Register's Office.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing in the Master Deed and By-Laws of record in Instrument 20011011-0110875, and Instrument 20020313-0031652, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws recorded in Instrument 20010116-0004521, Instrument 20010116-0004521, Instrument 20020313-0031652, and Instrument 20011011-0110875, said Register's Office.

Connie Romero joins in this conveyance to convey any and all marital interest she may have in said property.

Power of Attorney of record in Instrument 20080219-0016011, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 320 Old Hickory Boulevard #909, 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 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.

14th and
Witness our hands this 15th day of February, 2008.

William R. Romero

Connie Romero

ERIK L. OLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Kurt J. Steckel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of William R. Romero as his Attorney in Fact as the free act and deed of the within named William R. Romero.

Witness my hand and official seal the 15th day of February, 2008.

My Commission Expires: 3/7/11

Notary Public

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 Connie Romero, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2008.

My Commission Expires: July 5, 2011

Notary Public Erik L. Olson