Davidson County DEEDWARR
Recvd: 02/21/08 13:06 2 pgs
Fees:13.00 Taxes:900.37
20080221-0017076

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 243,343.00

Charles Stanley Robinson, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2008

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(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:
Charles Stanley Robinson, Jr.	NEW OWNER	Parcel ID:
806 Cedarstone Way		096020A00400CO
Nashville, TN 37214		

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

Donelson Cedarstone Associates, L.P.

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

Charles Stanley Robinson, Jr.

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. 4 on the Plan of The Bluffs of Cedarstone, of record in Master Deed in Instrument 20070625-0075380, and amended in Instrument 20070720-0086753, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Donelson Cedarstone Associates II, L.P. by Quitclaim Deed dated October 4, 2006, from Donelson Cedarstone Associates, L.P., of record in Instrument 20061006-0124723, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20070625-0075380 and Instrument 20070720-0086753, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20070625-0075380 and amended in Instrument 20070720-0086753; and (3) Sanitary Sewer Easements of record in Book 5223, Page 479; Book 4872, Page 55; Book 4872, Page 49; Book 4797, Page 942; Book 9781, Page 299; Instrument 20060815-0100309; Instrument 20060407-0040205; and Instrument 20061122-0144864; Flowage Easement of record in Book 2274, Page 528; Ingress and Egress Easement of record in Book 3499, Page 531; 20 Foot Roadway Easement of record in Book 1558, Page 359; Water Main Easement of record in Book 9781, Page 303 and 307; and Declaration of Reciproca Easements of record in Instrument 20061006-0124722, 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 806 Cedarstone 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 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.

Witness my hand this 20th day of February, 2008.

Donelson Cedarstone Associates II, LP
BY: Donelson Cedarstone, LLC its General Partner

BY: _____
Floyd Shechter, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Floyd Shechter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Managing Member respectively of the Donelson Cedarstone Associates II, L.P. by Donelson Cedarstone, LLC its General Partner the within named bargainer, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name Floyd Shechter as such Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 2008.

My Commission Expires: 3/7/11

_____
Notary Public

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