RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/08 14:21 3 pgs
Fees:18.00 Taxes:1257.63

20080304-0021706

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $339,900.00.

Affiant

Subscribed and sworn to me on February 29, 2008.

NOTARY PUBLIC

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23031SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael R. Kuffner Stephen J. Kuffner & Barbara A. Kuffner 2207A 10th Avenue South Nashville, TN 37204	SAME ADDRESS AS NEW OWNER	105-13-B-2

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ryan Anthony Miller, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Michael R. Kuffner, unmarried and Stephen J. Kuffner and wife, Barbara A. Kuffner, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain condominium unit in Davidson County, Tennessee, being Unit No. A on the Plan of 2207 Townhomes, a Horizontal Property Regime, created under Title 66, Section 17-101, et seq., as amended, and as established by a Master Deed and By-Laws of record as Instrument No. 20050208-0014709 in the 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 Plat of 2207 Townhomes Condominiums as shown on Exhibit "A" to said Master Deed for a more complete identification and description of said unit.
>
> Being the same property conveyed to Ryan Anthony Miller, unmarried, by Deed from Steve Sloan, married, of record as Instrument No. 20050222-0019264 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 2207 Townhomes Condominiums of record as Instrument 20050208-0014709 in the Register's Office for Davidson County, Tennessee, and By-Laws appended thereto; and
3. Matters shown on plan of record as Exhibit "A" to said Master Deed; and
4. Charter of the 2207 Townhomes Homeowners Association, Inc., of record as Instrument No. 20050208-0014708 in said Register's Office, together with the By-Laws of record as Exhibit "C" to the Master Deed; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2207A 10th Avenue South, Nashville, TN 37204.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on February 29, 2008.

Ryan Anthony Miller

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 29, 2008, before me personally appeared Ryan Anthony Miller to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on February 29, 2008.

NOTARY PUBLIC

My Commission Expires: 3/22/08

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE