THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Southland Title and Escrow Co. Inc.** **7101 Executive Center Drive #151** **Brentwood, TN 37027** **FTEC File No. 27466-02-2008**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: The actual consideration or value, whichever is greater, for this transfer is: $181,000.00. Catherine Ragsdale Affiant Subscribed and sworn to before me this 24th day of March, 2008. Ann M. Ledet Notary Public My Commission Expires: 7/01/09

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kimberly Gilbert 2025 Woodmont Blvd., #210 Nashville, TN 37215	**Send Tax Bills To:** Bank of America, N.A. P.O. Box 535318 Atlanta, GA 30353-5318	**Tax Information:** Map and Parcel No.: 117110J210.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kara Marie Froula, unmarried, Sann Froula and wife, Judith Froula**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Kimberly Gilbert, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2025 Woodmont Blvd., #210, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of March, 2008.

Kara Marie Froula by Judith Froula
Kara Marie Froula
By Judith Froula, as her Attorney in Fact

Sann Froula

Judith Froula

Davidson County DEEDWARR
Recvd: 03/25/08 10:20 2 pgs
Fees:13.00 Taxes:669.70
20080325-0029696

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sann Froula and Judith Froula**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2008.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Judith Froula, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Kara M. Froula. as her Attorney-In-Fact, and as the free act and deed of the within named Kara M. Froula..

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of March, 2008.

Notary Public

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

A certain condominium apartment in Davidson County, TN, described as Unit No. 210, together with Garage Unit No. D-2, of The Hillmont Condominiums, a Horizontal Property Regime, located in Nashville, TN, the Plan being shown as Exhibit "C" to the Master Deed of The Hillmont Condominiums, recorded in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, and described in the Master Deed of The Hillmont Condominiums of record in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Hillmont Condominiums, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kara Marie Froula as to a one-third undivided interest, Sann Froula as to a one-third undivided interest, and Judith Froula as to a one-third undivided interest, all as joint tenants with rights of survivorship, by deed from The Garden Partners, a Tennessee general partnership, dated November 5, 2004, of record in Instrument No. 20041109-0135232, Register's Office for Davidson County, TN.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillmont, of record in Instrument No. 20040209-0015685, rerecorded in Instrument No. 20040212-0017074, amended in Instrument No. 200504040036415, and Instrument No. 200505120053861, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.