Box 29

Davidson County DEEDWARR
Recvd: 03/26/08 15:47 3 pgs
Fees:18.00 Taxes:536.50
20080326-0030464

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to: and**	**Map-Parcel:**
Matthew K. Berry 23 Anton Court Nashville, TN 37211	Elite Home Loans 109 Westpark Dr., #310 Brentwood, TN 37027	14810014400

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, I/we, **Linda C. Robbins and Rosemary Palermo** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew K. Berry**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2, First Revision, Final Subdivision Plat, Anton Place, of record in Book 9700, page 376 as corrected by Surveyor's Certificate of Correction of record in Book 10589, page 126, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Linda Robbins and Rosemary Palermo by Warranty Deed from The Regency Group, dated February 13, 2002, and filed in Instrument No. 20020304-0026517, said Register's Office. The said Linda Robbins having conveyed her interest by Quitclaim deed to The Linda Robbins Living Trust, UTD 6/24/2006, filed in Instrument No. 20070122-0008393, said Register's Office. The said Linda Carol Robbins, Trustee of The Linda Robbins Living Trust, UTD June 24, 2006, having conveyed title to Linda C. Robbins, as her Sole and Separate Property, by quitclaim deed filed at Instrument No. 20070614-0071319, said Register's Office.

THIS conveyance is subject to:
1. **2008 taxes prorated and assumed.**
2. **Plan of record in Book 9700, pages 376 as corrected in Book 10589, page 126, said Register's Office.**
3. **Restrictive covenants filed in Book 10345, page 667, said Register's Office.**
4. **All applicable local government planning, building and zoning regulations.**

This is improved property known as: 23 Anton Court, Nashville, TN 37211

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 whosoever.

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 the date appearing before the Notary Public .

3/12/08
Linda C. Robbins

3/12/08
Rosemary Palermo

STATE OF ~~CALIFORNIA~~ California ~~Florida~~:
COUNTY OF ~~Collier~~ Los Angeles :

On this ~~18th~~ 19th day of March, 2008, before me personally appeared LINDA C. ROBBINS, 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.

My Commission Expires: May 13, 2011
Notary Public

~~ANDREW E. BRACKEN
Notary Public, State of Florida
Commission# DD599769
My comm. expires Sept. 27, 2010~~

E. YANEZ
COMM. #1745030
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires May 13, 2011

STATE OF ~~CALIFORNIA~~ Florida COUNTY ss: Collier

On this 18th day of March, 2008, before me personally appeared ROSEMARY PALERMO, 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 she executed the same as her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: Sept 27, 2010

ANDREW E. BRACKEN
Notary Public, State of Florida
Commission# DD599769
My comm. expires Sept. 27, 2010

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Sworn to and subscribed before me
this 18th day of March, 2008.

Notary Public
My Commission Expires:

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012