THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27641-04-2008** **Record & Return To:** **Bankers Title & Escrow Corporation** **5107 Maryland Way, Ste. 115** **Brentwood, TN 37027** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $230,500.00. Affiant Subscribed and sworn to before me this 1st day of May, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Richard A. Schroeder, Patrice C. Schroeder 2025 Woodmont Blvd., #214 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117110J214.00CO

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, **Kenny Perry, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard A. Schroeder and wife, Patrice C. Schroeder** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Sandy Perry, spouse of Kenny Perry, hereby joins in the execution of this instrument to convey any and all martial interest she may have in subject property.

This is improved property located at 2025 Woodmont Blvd., #214, 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 1st day of May, 2008.

Kenny Perry by Scott Saunders as Attorney-In-Fact

Sandy Perry by Scott Saunders as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Scott Saunders, 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 Kenny Perry and Sandy Perry as their Attorney-In-Fact, as the free act and deed of the within named Kenny Perry and Sandy Perry.

Witness my hand, at office, this 1st day of May, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/06/08 14:50 2 pgs
Fees:13.00 Taxes:852.85

20080506-0046786

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 214, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074 and amended in 20050404-0036415 and Instrument No. 200505120053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Kenny Perry, Married by Warranty Deed dated August 6, 2004 from The Garden Partners, a Tennessee general partnership of record in Instrument No. 20040818-0099733, Register's Office for Davidson County, Tennessee. Kenny Perry is also known as James K. Perry and Sandy Perry is also known as Sandra W. Perry.

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 Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, 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.