Davidson County DEEDWARR
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Fees:13.00 Taxes:1540.25

20080528-0054182

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1159

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Cherokee Crossing Partnership, a Tennessee Partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Martin P. Sandler and wife, Glynis Sandler, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 16D-B on the Plan of Cherokee Crossing Town Homes, A Horizontal Property Regime with Private Elements, as set out in the Master Deed establishing Cherokee Crossing Town Homes, of record as Instrument No. 20060908-0111567, along with the exclusive interests and rights to the Limited Common Elements serving said Unit, an equal and undivided interest in the Common Elements, and rights to applicable easements, as setout, described, and contained in the said referenced Master Deed. Said instrument, and the exhibits thereto, amend the recording of Lots 13D-17D on the final Plat of Cherokee Crossing as of record as Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cherokee Crossing Partnership by Warranty Deed from Aline P. Brown, now known as Aline P. Brown Taylor, a married person dated January 11, 2005 of record in Inst. No. 20050112-0004675 , furthermore being the same property conveyed to Aline P. Brown by Warranty Deed dated September 19, 1987 of record in Book 7382, Page 828, Register's Office, Davidson County, TN and being part of the same property conveyed to Cherokee Crossing Partnership by Warranty Deed from Geny's Supply, Inc. dated January 10, 2005 of record in Inst. No. 20050112-0004676, furthermore being the same property conveyed to Geny's Supply, Inc. by Warranty Deed dated September 15, 2004 of record in Inst No. 20040915-0111100 and 20040915-0111101 and Warranty Deed dated May 1983 of record in Book 6059, Page 19 and Book 2452, Page 221, all of record in the Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters, including easements, shown on the recorded plan referenced above, to Restrictive Covenants of record as Instrument No. 20051215-0150402, RODC, to Master Deed establishing Cherokee Crossing Town Homes, By-Laws of the Board of Directors, and conditions, restrictions and liens for assessments setout therein, of record as Instrument No. 20060908-0111567, RODC, to the Charter of Cherokee Crossing Town Homes, Inc. of record as Instrument No. 20060908-0111566, RODC, to an Attorney's Certificate of record as Instrument No. 20060908-0111568, RODC, and to applicable public utility easements and to 2008 property taxes which have been prorated.

This is improved property, known as: 244 Cherokee Station Drive, Nashville TN, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23 day of May, 2008.

Cherokee Crossing Partnership, a Tennessee Partnership

BY: Radius Group, LLC, General Partner

Eric L. Alldredge, Chief Manager

BY: Lone Row LLC, General Partner

Steven C. Kirby, Chief Manager

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Eric L. Alldredge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of the within named Radius Group, LLC, which is a general partner of the within named Cherokee Crossing Partnership, and the he executed the within instrument as the chief manager of Radius Group, LLC for the purposes therein contained by signing and executing this instrument on behalf of Radius Group, LLC as a general partner of Cherokee Crossing Partnership.

Witness my hand at office this the 22 day of May, 2008.

Notary Public

My Commission Expires: 7-25-09

State of FL)
County of Walton)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Steven C. Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of the within named Lone Row, LLC, which is a general partner of the within named Cherokee Crossing Partnership, and the he executed the within instrument as the chief manager of Lone Row, LLC for the purposes therein contained by signing and executing this instrument on behalf of Lone Row, LLC as a general partner of Cherokee Crossing Partnership.

Witness my hand at office this the 16th day of May, 2008.

Notary Public

My Commission Expires: 3/14/12

DAVID W. FILLINGIM
MY COMMISSION # DD 768258
EXPIRES: March 12, 2012
Bonded Thru Notary Public Underwriters

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 416,285.00

Affiant

Sworn and subscribed before me on this the 22nd day of May, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Martin Sandler
244 Cherokee Station Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
103-8-E-0011CO