Davidson County DEEDWARR
Recvd: 06/02/08 09:27 2 pgs
Fees:13.00 Taxes:296.00

20080602-0055556

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2008

Notary Public

MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

ANNE LEDET NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Mills	NEW OWNER	161-05-O-A
(NAME)	(NAME)	(MAP)
802 Ashlawn Place		230.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Luis F. Tapia and Matthew Tapia, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robert C. Mills, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. B-2 of Ashlawn Place Condominium, a Horizontal Property Regime, located in Nashville, TN, and shown as Exhibit "A" to the Master Deed of Ashlawn Place Condominium, recorded in Book 6607, page 596 as amended in Book 7168, page 550, said Register's Office, and described in a Master Deed recorded in Book 6607, page 596 as amended in Book 7168, page 550, 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 Ashlawn Place Condominium, contained in the Master Deed recorded in Book 6607, page 596 as amended in Book 7168, page 550, 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 Luis F. Tapia and Matthew Tapia, by Quitclaim Deed from Communications Marketing Consultants, LLC, of record in Book 11253, page 455, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 802 Ashlawn Place, Nashville, Tennessee 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 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 my/~~our hand~~(s) this 30th day of May, 2008.

Luis F. Tapia

Matthew Tapia by: Brian Casteel,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Luis F. Tapia with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of May, 2008.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brian Casteel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for Matthew Tapia, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Matthew Tapia, the bargainor, by the said, Brian Casteel, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of May, 2008.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/5/2011