Davidson County DEEDWARR
Recvd: 06/02/08 10:10 2 pg
Fees:13.00 Taxes:1087.80

20080602-0055639

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 294,000.00

Melissa Sego
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2008

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melissa Sego	Guaranty Trust Company	Parcel ID:
303 Riverstone Blvd.	316 Robert Rose Drive	085140A30300CO
Nashville, TN 37214	Murfreesboro, TN 37129	

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, we

Caliber Development Group, L.P.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Lee

Melissa Sego and Kevin King , both unmarried, tenants in common with full right of survivorship,
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 19, on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument 20010814-0087503, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Caliber Development Group, L.P. by deed from Riley, Russell, Cahn & Associates, of record in Book 10467, Page 32, Register's Office for said County.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 6998, Page 839; Book 7245, Page 211; Book 11016, Page 159; Book 6998, Page 868; Book 7245, Page 250, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010814-0087503, said Register's Office; (3) All matters of record in PUD Boundary Plat of record in Book 6200, Page 466, and Book 6900, Page 317, said Register's Office; (4) Storm Water Detention Agreement of record in Book 11016, Page 153, said Register's Office; (5) Sanitary Sewer Easements of record in Book 4786, Page 789 and Book 5166, Page 820, said Register's Office.

The signature of Gary K. Pickens, Limited/General Partner is signed by his duly appointed Attorney-in-Fact, Keith W. Abrams, pursuant to the Power of Attorney of record in Instrument 20080602-0055637, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 303 Riverstone Blvd., Nashville, TN 37214

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 hand this 29 day of May, 2008.

Caliber Development Group, L.P.

BY: Gary K. Pickens By Keith W. Abrams, Atty-in-Fact
Gary K. Pickens, Limited/General Partner

By: Keith W. Abrams, Attorney-in-Fact

BY: Keith W. Abrams
Keith W. Abrams, Limited Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Keith W. Abrams, 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 Gary K. Pickens, Limted Partner/General Partner, of Caliber Development Group, L.P., a Limited Liability Company, the within named bargainer, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named Gary K. Pickens, Limited/General Partner.

Witness my hand and official seal at office, this 29th day of May, 2008.

My commission expires: 11-14-09

Marie Bradford
Notary Public

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Keith W. Abrams, 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 Limited Partner of Caliber Development Group, L.P., a Limited Liability Company, and that he as such Limited Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of May, 2008.

My commission expires: 11-14-09

Marie Bradford
Notary Public

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.