07

REALTY TITLE
Box 48A

Davidson County DEEDWARR
Recvd: 07/18/08 14:15 3 pgs
Fees:18.00 Taxes:832.50
20080718-0073958

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 NOTARY PUBLIC PENNY ALLISON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2008. Notary Public My Commission Expires: 3/21/11

Address New Owner As Follows: Davina A. Kraeger and Andrew E. Kraeger, Jr. 914 Ireland Street Nashville, TN 37208	Send Tax Bills To: ~~Same as New Owner~~ **Bank of America** **P. O. Box 35140** **Louisville, KY 40202**	Map-Parcel Number: 082130B0100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN GILBERT AND WIFE, MELINDA GILBERT**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVINA A. KRAEGER AND ANDREW E KRAEGER, JR., WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 10, together with the appurtenant interest in the common elements of Ireland 28 Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040416-0043331, and amended in Instrument No. 20040429-0048695, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Brian Gilbert and wife, Melinda Gilbert by Warranty Deed from Brian Reichow and wife, Terrell Reichow, of record as Instrument No. 20050421-0044720, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record as Instrument No. 20040405-0037953, Register's Office for Davidson County, Tennessee.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Ireland 28 Condominiums Condominiums, of record as Instrument No. 20040416-0043331and Amendment to Master Deed, of record as Instrument No. 20040429-0048695, Register's Office for said County.

3. Restrictive Covenants as set forth in instrument recorded in Book 9183, Page 130; Book 11625, Page 280 and Instrument No. 20020425-0051069, Register's Office for said County.

This is improved property known as: **914 Ireland Street Nashville,TN 37208.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of July, 2008.

Brian Gilbert

Melinda Gilbert

Melinda Gilbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN GILBERT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 2008

(Seal)

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 3/21/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda Gilbert, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 2008

(Seal)

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 3/21/11

Return to
Realty Title
206A Cool Springs Blvd, Ste 107
Franklin, TN 37067