Davidson County DEEDWARR
Recvd: 09/09/08 13:11 2 pgs
Fees:13.00 Taxes:715.21
20080909-0092304

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Kathryn Coleman
5757 Maudina Avenue
Nashville, TN 37209

SEND TAX BILL:

New Owner

MORTGAGEE:

MAP AND PARCEL:
PART OF
103020D00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard Ice Building Group, Inc., a Tennessee corporation** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Kathryn Coleman, unmarried,** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 of Westland Square Townhomes II, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Westland Square Townhomes I, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20080722-0075210, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Westland Square Townhomes I, a Horizontal Property Regime with Private Elements, contained in said Declaration. The plat filed as Exhibit "B" to said Declaration appearing in Instrument No.20080722-0075210, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Richard Ice Building Group, I nc., by d eed f rom M cGinn & Wilson, G P, a Tennessee General Partnership comprised of Kevin McGinn and Timothy Wilson; Timothy Wilson, a married man; and Kevin McGinn, a married man, of record in Instrument No. 20070411-0042954, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from McGinn & Wilson GP, a Tennessee General Partnership comprised of Kevin McGinn and Timothy Wilson, of record in Instrument No. 20070411-0042955, said Register's Office; and by Quitclaim Deed from Tim Wilson of record in Instrument No. 20070411-0042956, said Register's Office; and by Quitclaim Deed from Kevin McGinn of record in Instrument No. 20070411-0042957, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and will be paid by Grantor, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5757 Maudina Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, itself heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 4 day of September, 2008.

Richard Ice Building Group, Inc.

BY: _____
Richard Ice, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Richard Ice, 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 President of **Richard Ice Building Group, Inc.**, a Tennessee corporation, the within named bargainor, and that he as such President executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal this the 4 day of September, 2008.

_____
Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $193,299.00.

_____
AFFIANT

Subscribed and sworn to before me
this 4th day of September, 2008.

_____
NOTARY PUBLIC

SONIYA SULLIVAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 19, 2009

My Commission Expires: 9-19-09