Davidson County DEEDWARR
Recvd: 10/10/08 10:23 3 pgs
Fees:18.00 Taxes:682.65
20081010-0102715

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $184,500.00.

Sandra K Sandberg
Affiant

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

Notary Public
My Commission Expires 11-22-10

08-0433

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ashley J. Ball	Regions Bank	117-11-J
2025 Woodmont Blvd., #229	2050 Parkway Office Cir.	229.00 CO
Nashville, TN 37215	Birmingham, Al 35244	

WARRANTY DEED

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 **The 44 Group, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashley J. Ball,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Located in Davidson County, Tennessee, being Unit No. 229, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being part of the same property conveyed to The 44 Group, LLC, a Tennessee limited liability company, by deed from The Garden Partners, a Tennessee general partnership, dated December 13, 2004, recorded in Instrument No. 20041221-0151816, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2025 Woodmont Boulevard, #229, Nashville, TN 37215.**

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 our hands this 30th day of September, 2008.

The ~~44~~ Group, LLC

By: Peter A. Sirmon
Chief Manager

STATE OF Washington
COUNTY OF Kittitas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Peter A. Sirmon**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Chief Manager** of **The 44 Group, LLC** and that he is authorized by **The 44 Group, LLC** to execute this instrument on its behalf by himself as such **Chief Manager**.

Witness my hand and ~~official seal at~~ Ellensburg, WA, this ~~30th~~ 2nd day of ~~September~~ October, 2008.

LEE ANN ZAVALA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 2-28-11

Notary Public

My Commission Expires: 2/28/2011