Davidson County DEEDWARR
Recvd: 10/27/08 15:01 3 pg
Fees:18.00 Taxes:740.00
20081027-0107240

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Dr. and Mrs. Salvatore Lombardi 1116 Radnor Glen Drive Brentwood, Tennessee 37027	New Owner	Map 159-2 Parcel 82
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, 1230 Regions Center, Nashville, Tennessee 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 ($200,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HIGH RIDGE, L.L.C., a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **SALVATORE J. LOMBARDI and wife, KRISTIN LEIGH LOMBARDI,** hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being **Lot No. 6 on the Final Plat of High Ridge Subdivision, Phase Two,** of record in Instrument No. 20010129-0008513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to High Ridge, L.L.C. from R.E. Arnold et ux, of record in Book 9801, page 991, from Kevin C. Temple et ux, of record in Book 9801, page 995, and from Haywood P. Gwinner, of record in Book 9964, page 817, all of the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1120 Radnor Glen Drive, Brentwood, Tennessee 37027.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Instrument No. 20010129-0008513; Restrictions of record in Book 11741, page 713; as amended in Instrument No. 20040624-0075401; to terms and conditions of Articles of Organization for High Ridge, L.L.C. of record in Book 9795, page 237; to terms and conditions of Charter for High Ridge Homeowner's Association of record as Instrument No. 199912200304886; to terms and conditions of Charter for Radnor Glen Homeowner's Association of record as Instrument No. 20000107-0002658; to a Stormwater Detention Agreement of record as Instrument No. 20010109-0002596 and a Sanitary Sewer Easement of record in Instrument No.

20030702-0091223, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee its proportionate share and the Grantee assuming payment thereof.

The undersigned further covenants and binds itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 21 day of October, 2008.

HIGH RIDGE, L.L.C.,
a Tennessee Limited Liability Company

By: _____
William C. Moran
Its: Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

On the 21 day of October, 2008, before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared WILLIAM C. MORAN, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager of HIGH RIDGE, L.L.C., the within named bargainor, a Limited Liability Company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by himself as such Manager.

Sandra E. Quintero
Notary Public

My Commission Expires:
5.20.11

OFFICIAL SEAL
SANDRA E QUINTERO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/20/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me, this 23rd day of October, 2008.

NOTARY PUBLIC

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
3-21-09