THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28127-10-2008** **Record & Return To:** **Watauga Title Co.** **155 Franklin Road, #120** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me this 1st day of December, 2008. Notary Public My Commission Expires: MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/04/08 15:43 2 pgs
Fees:13.00 Taxes:814.00

20081204-0117726

WARRANTY DEED

Address New Owner: James R. Kennedy, Mary Neal Kennedy 4500 Post Road, #21-C Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage 401 Commerce St. Nashville, TN 37219	**Tax Information:** Map and Parcel No.: 103140A021.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stanley Kweller and Sandra K. Hecklin, as joint tenants with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James R. Kennedy and Mary Neal Kennedy** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4500 Post Road, #21-C, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Subject property is not and has not been the residence of the grantors, their spouses or issue, therefore no marital rights need be conveyed.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of December, 2008.

Stanley Kweller

Sandra K. Hecklin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stanley Kweller and Sandra K. Hecklin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-21 on the Plan of The Hillwood, of record in Plat Book 6250, page 503, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hillwood, a horizontal property regime established by Master Deed of record in Book 5280, page 464, amended in Book 5281, page357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606 and Book 7822, page 263, said Register's Office.

Being the same property conveyed to Stanley Kweller and Sandra K. Hecklin, as Tenants in common with right of survivorship by Deed dated June 18, 2001 from Perry W. Moskovitz, co-Trustee of The Horace Moskovitz Revocable Pour-Over Trust of record in Instrument No. 20010619-0064998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of The Hillwood Homeowner's Association of record in Book 5286, page 122, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillwood, of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606 and Book 7822, page 263, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, page 503, Register's Office for Davidson County, Tennessee.