WARRANTY DEED

J BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-NG-08-312

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Grimes	Countrywide Bank, FSB	
1706 18th Ave S. Unit 312	(NAME) 3011 Armory Drive, Suite 120	104080M41200CO
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE NASHVILLE GLEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBRA GRIMES, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 412, AND ONE PARKING SPACE, OF THE GLEN CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING THE GLEN CONDOMINIUMS OF RECORD IN INSTRUMENT NUMBER 20070904-0105726, AS AMENDED IN INSTRUMENT NO. 20080805-0080551, INSTRUMENT NO. 20081029-0108159, INSTRUMENT NO. 20081112-0111695, AND INSTRUMENT NO. 20081124-0115172, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL 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 THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT "D" TO AMENDMENT NO 3 TO MASTER DEED OF RECORD IN INSTRUMENT NO. 20081124-0115172, SAID REGISTER'S OFFICE; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT "D" TO SAID MASTER DEED.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE NASHVILLE GLEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM NASHVILLE PROPERTY MANAGERS, LLP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP, OF RECORD IN INSTRUMENT NUMBER 20070803-0092819 AND BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20070803-0092820, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 3, 2007.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1706 18th Ave S. Unit 312, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 12/30/08 10:26 2 pgs
Fees:13.00 Taxes:924.63
20081230-0123345

Witness my/our hand(s) this 30th day of December, 2008.

The Nashville Glen, LLC

BY:_____
Aaron White, President/ Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of December, 2008, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President/ Chief Manager of The Nashville Glen, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such President/ Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of December, 2008.

_____
Notary Public

My Commission Expires: 1/9/2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012