WARRANTY DEED

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~WILLIAMSON~~ FRANKLIN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Kathi-Lynn Bagwell Siegel
Affiant

Subscribed and sworn to before me, this 17th day of December, 2008

Deborah L. Fletcher
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARIAL SEAL STATE OF OHIO

DEBORAH L. FLETCHER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES DECEMBER 26, 2010

Davidson County DEEDWARR
Recvd: 01/05/09 14:16 2 pgs
Fees:13.00 Taxes:730.75

20090105-0000801

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. McConnell	SunTrust Mortgage, Inc.	116-03-O-B
(NAME)	(NAME)	(MAP)
4505 Harding Road #108	P.O. Box 79041	108
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Baltimore, MD 21279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kathi-Lynn Bagwell-Siegel, a married woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robert B. McConnell and spouse Lois P. McConnell, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 108 of Royal Oaks Apartments, a Condominium, a Horizontal Property Regime, located on Harding Pike, Nashville, TN, as shown on the plat of Royal Oaks Apartments, Condominium apartments, recorded in Plat Book 5200, page 45, said Register's Office, and described in a Master Deed recorded in Book 5282, page 972, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Royal Oaks Apartments, Condominium Apartments contained in the Master Deed recorded in Book 5282, page 972, and By-Laws recorded in Book 9282, page 992, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kathi Siegel and Kathryn Siegel by deed from Virginia J. Trimble, of record in Instrument Number 20050705-0076902, and further conveyed to Kathi-Lynn Bagwell-Siegel by Quitclaim Deed from Kathi Siegel, married, and Kathryn Siegel, unmarried, of record in Instrument No. 20070330-0038103, Register's Office for Davidson County, TN.

Bradd N. Siegel joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Kathi-Lynn Bagwell-Siegel.

This conveyance is subject to the taxes for 2009 and subsequent years: The Plan, with Owner's Certificate, of record in Plat Book 5200, page 45, said Register's Office, which Plan shows minimum building setback lines and easements and to which Plan reference is hereby made for a more complete description; the provisions of the condominium Master Deed of record in Book 5282, page 972 and By-Laws in Book 5282, page 992, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is ( ) unimproved (X) improved property, know as: 4505 Harding Road #108, Nashville, Tennessee 37205

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 my/our hand(s) this 11th day of December, 2008.

Kathi-Lynn Bagwell-Siegel

Bradd N. Siegel

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kathi-Lynn Bagwell-Siegel and Bradd N. Siegel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at December on this the 11th day of December, 2008.

Notary Public

My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

DEBORAH L. FLETCHER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES DECEMBER 26, 2010