WARRANTY DEED

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$504,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Alison Ferrell	New owner	131-02-0 139.00
(NAME)	(NAME)	
4211 B Kirtland Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kirtland Partners, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Mary~~ Alison Ferrell, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, being Unit B on the Horizontal Property Regime for Kirtland Road Townhomes as set out in the Master Deed of record as Instrument No. 20090122-0005491, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being part of the same property conveyed to KIRTLAND PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from TONYA ESQUIBEL AND HUSBAND, DANIEL ESQUIBEL of record as Instrument No. 20041230-0154789, dated December 22, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 2009 county taxes, a lien but not yet due and payable; all matters as shown on the Plan of record in Plat Book 843, page 66; all matters appearing on the Master Deed of record as Instrument No. 20090122-0005491; and all restrictive covenants and easements of record, said Register's Office.

This is ~~unimproved~~ improved X property, known as 4211 B Kirtland Rd., Nashville, TN 37215
(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 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 hand this 30th day of January, 2009.

Kirtland Partners, LLC

Daniel Esquibel, Member

Davidson County DEEDWARR
Recvd: 02/09/09 10:05 2 pgs
Fees:13.00 Taxes:1864.80

20090209-0010946

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Esquibel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Kirtland Partners, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of Kirtland Partners, LLC, a Tennessee limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ofive, this 30th day of January, 2009.

Notary Public

My Commission Expires:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds