(2)

Return to:

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

ADDRESS NEW OWNER:

Allison Beth Kee
672 Vernon Avenue
Nashville, TN 37209

SEND TAX BILL:

SAME AS NEW OWNER

Davidson County DEEDWARR
Recvd: 02/25/09 13:48 2 pgs
Fees:13.00 Taxes:501.35
20090225-0016656

MORTGAGEE:
N/A

MAP AND PARCEL:
091050C67200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bradford W. Kose, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Allison Beth Kee** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 672 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, or record in Instrument Na 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest In the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record In Instrument No, 20061024.0131877 for a more complete identification and description of said units.

Being the same property conveyed to BRADFORD W. KOSE, A UNMARRIED MAN AND STEVEN R. ARAGON, AN UNMARRIED MAN, by deed from VERNON AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20061031-0135034, dated October 27, 2006, said Register's Office. Being furthered conveyed to BRADFORD W. KOSE, UNMARRIED, by Quitclaim Deed from STEVEN R. ARAGON, UNMARRIED, of record ad Instrument No. 20070529-0063066, dated April 30, 2007, said Register's Office.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 672 Vernon Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of February, 2009.

Bradford W. Kose by Eric Johnson, Attorney in Fact
Bradford W. Kose by Eric Johnson,
Attorney-in-Fact Pursuant to Limited Power
Of Attorney Recorded in Instrument No.
20090225-0016655, R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Eric Johnson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Bradford W. Kose, and who acknowledged that he executed the same as the free act and deed of Bradford W. Kose.

Witness my hand and official seal this 18th day of February, 2009.

Notary Public

JEANNIE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

My Commission Expires: 9-25-2010

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $135,500.00.

AFFIANT

Subscribed and sworn to before me
this 18th day of February, 2009.

NOTARY PUBLIC

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

My Commission Expires: _____