BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090050701 DEEDWARR
Recvd: 07/28/09 08:50 2 pgs
Fees:13.00 Taxes:858.40
20090728-0070476

State of Tennessee)
County of Davidson)

G#22117-2

The actual consideration or value, whichever is greater, for this transfer is **$232,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2009.

Notary Public

My commission expires: May 2, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
WILLIAM ROSS SUBER and MARY TERESA SUBER	**"NEW OWNERS"**	**Map 104-08-0-G Parcel 009.00co**
6160 Red River School Rd		
Portland, TN 37148		

FOR AND IN 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,

JR/RRD GROUP, LTD., an Ohio limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

WILLIAM ROSS SUBER and wife, MARY TERESA SUBER

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-1 of the Arlington Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Arlington Court Condominiums, of record in Book 6806, Page 22, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6806, Page 50, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Arlington Court Condominiums as shown on Exhibit "C" to the Master Deed, of record in Book 6806, at Page 65, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to JR/RRD GROUP LTD., an Ohio limited liability company, by Warranty Deed from Carolyn Ward Holmes, unmarried, of record in Instrument No. 20050705-0076565, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Arlington Court Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved property, known as: **1711 18th Avenue South, #C-1, Nashville, TN 37212**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 23rd day of July, 2009.

JR/RRD GROUP, LTD., an Ohio limited liability company

By: _____
John R. Deyo, Managing Member

STATE OF Ohio)
)
COUNTY OF Franklin)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John R. Deyo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Managing Member** of **JR/RRD GROUP, LTD., an Ohio limited liability company,** the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **John R. Deyo** as **Managing Member.**

Witness my hand, at office at Columbus (City), Ohio (State), this 23rd day of **July, 2009.**

Teresa Cottingham
Notary Public

My Commission Expires: 6-24-2012

NOTARIAL SEAL STATE OF OHIO

TERESA COTTINGHAM
Notary Public, State of Ohio
My Commission Expires 06-24-2012