07 REALTY TITLE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Courtney W. Ridner Staci D. Ridner 4213 Kirtland Road, Unit A Nashville, TN 37215	SunTrust Mortgage 901 Semmes Avenue Richmaond, VA 23224	131-02-0-Y-001.CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is **$475,000.00**

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2010.

Notary Public

My Commission Expires: 11-7-2012
(Affix Seal)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **First State Bank, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Courtney W. Ridner and wife, Staci D. Ridner, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, Being Unit No. A 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 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 the same property conveyed to First State Bank, by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated November 30, 2009, of record in Instrument No. 20091201-0109742, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4213 Kirtland Road, Unit A, Nashville, TN 37215**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **May, 2010.**

First State Bank

By: **James K. Wyatt**
It's: **Assistant Vice President**

BILL GARRETT, Davidson County
Trans:T20100031760 DEEDWARRSP
Recvd: 05/26/10 14:16 3 pgs
Fees:18.00 Taxes:1757.50
20100526-0040678

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County mentioned, personally appeared **James K. Wyatt** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Assistant Vice President** of **First State Bank,** the within named bargainor, a state banking corporation, and that such **James K. Wyatt**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the state banking corporation as **Assistant Vice President.**

Witness my hand and Seal at office on the **19th** day of **May, 2010.**

L. M.

Notary Public

My Commission Expires: _____



My Commission Expires MAR. 4, 2013

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. The premises herein described is a condominium apartment established pursuant to 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 provision and requirements thereof, and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Kirtland Road Townhomes of record as Instrument No. 20090122-0005491, and including, but not limited to the By-Laws shown as Exhibit "C"; the Plans shown as Exhibit "B" to said Master Deed, in the Register's Office for Davidson County, Tennessee.

4. All matters shown on the plat of Resubdivision of Hollywood Place and Hillsboro Road on the Plan of Overton Hills, as recorded in Plat Book 843, page 66, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewers and/or Storm Drainage Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3921, page 459, Register's Office for Davidson County, Tennessee.