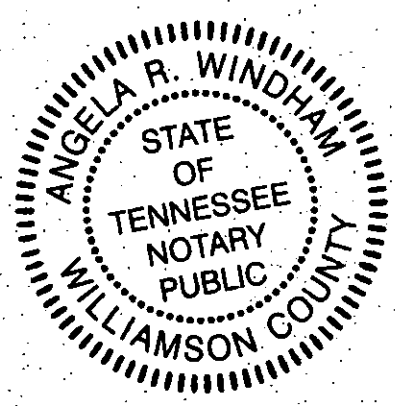


STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $185,000.00 (One Hundred Eighty Five Thousand).

Affiant

Subscribed to and sworn before me this 2nd day of July, 2010.

Notary Public My Commission Expires: 2.14.2013

BILL GARRETT, Davidson County
Trans:T20100041882 DEEDWARR
Recvd: 07/08/10 14:10 3 pgs
Fees:18.00 Taxes:684.50
20100708-0053549

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Ste 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Brie Robinson 4505 Harding Road, Unit 22W Nashville,TN 37205	Flagstar Bank, FSB 5151 Corporate Drive Troy, MI 48098	116-03-OA-33.00 CO

WARRANTY DEED

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, I/WE, **HRT PROPERTIES, LLC**, a Tennessee Limited Liability Company HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRIE ROBINSON, Unmarried** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and Bylaws dated the 22nd day of May, 1973, and recorded in the Register s Office for Davidson County, Tennessee, in Book 4710, page 901, and said premises being more particularly described as follows:
Unit Labeled APARTMENT 22W and Parking Space 7 of said project as shown on the plan recorded in Book 4460, page 189, Register s Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.22476% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below.A parcel of land in the 7th Civil District of Nashville, Davidson County, Tennessee, bounded on the east by Woodmont Boulevard and being south of Harding Road, and being Lot No. 3 on the Plat of Royal Oaks, of record in Book 4300, page 201, Register s Office for said County, more particularly described as follows:
Beginning at a point in the westerly margin of Woodmont Boulevard, South 39Â° 07 East, 381.7 feet from the south margin of Harding Road, said point being the southeast corner of Lot 5; thence South 39Â° 07 East along the west margin of Woodmont Boulevard, 66.6 feet to a point and the northeast corner of Mrs. Adele Morrissey s property, as of record in Book 888, page 2, Register s Office for Davidson County; thence South 51Â° 13 West, 175.7 feet along the northerly property line of Morrissey to a point; thence South 36Â° 57 East, 192.7 feet to a point, being a common corner with Lot No. 2; thence along a common line with Lots Nos. 2, 3, 4 and 5, the following calls: South 50Â° 33 West, 68.2 feet to a point; North 36Â° 57 West, 43.4 feet to a point; South 53Â° 03 West, 27.0 feet to a point; South 16Â° 33 West, 60.0 feet to a point; South 50Â° 33 West, 81.0 feet to a point; South 76Â° 00 West, 80.0 feet to a point; North 55Â° 38 West, 70.6 feet to a point; North 41Â° 48 West, 69.3 feet to a point; North 20Â° 00 East, 39.7 feet to a

point; North 41Â° 48 West, 60.0 feet to a point; North 48Â° 12 East, 299.3 feet to a point; South 36Â° 57 East, 15.7 feet to a point; North 51Â° 13 East, 173.2 feet to the point of beginning, containing 2.041 acres, more or less.A perpetual easement for ingress and egress for normal vehicular and pedestrian traffic upon that parcel of ground designated easement for driveway upon the recorded plan of Royal Oaks, of record in Book 4300, page 201, Register s Office for Davidson County, which proceeds in a southeasterly direction from Hardin Road to said Lot 3 and around the westerly and southerly side of the same, said driveway being located between Lots 1 and 4 and between Lots 1 and 3 on said plan. This easement is in common with the owners of Lots 1, 2 and 4 on said plan, and with all persons claiming by, through, or under Charles F. Alexander, Trustee, and each of said owners and their respective heirs, successors and assigns, provided that Royal Oaks Limited, a Texas Limited Partnership, grantor under the Warranty Deed of record in Book 4668, page 986, Register s Office for Davidson County, Tennessee, its successors and assigns shall be responsible for the maintenance of this driveway.Said conveyance shall include the right of ingress and egress from said property and the right to use, for proper purposes in common with the Grantor, his successors and assigns, and all other occupants from time to time, any and all portions of the project designated by statute and the Declaration as common elements.Said conveyance shall be subject to the following reservations, restrictions on use and covenants and obligations as set forth in the Master Deed and Declaration dated the 22nd day of May, 1973, of record in the Register s Office for Davidson County, Tennessee in Book 4710, page 901 and in Book 4798, page 813, and as set forth in the Bylaws of the Association of the Owners attached thereto, and as it may be amended from time to time, said Bylaws to be filed with the Board of Directors of said Association, all of which restrictions, payment of charges, and other covenants, agreements, obligations, conditions and provisions are incorporated in this deed by reference, and constitute and shall constitute covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantees as binding and to be binding upon the Grantees and their heirs, administrators or executors and assigns or the heirs and assigns of the survivor of them as the case may be.

Being the same property conveyed to HRT PROPERTIES, LLC, by deed from ELINOR HARRISON, UNMARRIED, of record as Instrument No. 20061117-0143027, said Register's Office.Included in the above property, but specifically excluded here from is Parking Space 7, by Quitclaim Deed of record as Instrument No. 20100121-0005482 and further conveyed as Instrument No. 20100121-0005483, said Register's Office.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 4505 HARDING ROAD, UNIT 22W NASHVILLE,TN37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 02 day of July, 2010

HRT PROPERTIES, LLC

BY: Mark Tanzer, Member
Mark Tanzer, Member

STATE OF Florida
COUNTY OF Broward

On this 2nd day of July, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Tanzer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be a Member of **HRT PROPERTIES, LLC**, the within named bargainor, a Limited Liability Company, and that as such **Member** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by the said **Mark Tanzer** as such.

Witness my hand and official seal on this the 2 day of July, 2010.

Notary Public

Commission Expires: 5/24/14

MARTHA E. MARTINEZ DE LA TORRE
Notary Public - State of Florida
My Comm. Expires May 24, 2014
Commission # DD 972509
Bonded Through National Notary Assn.