BILL GARRETT, Davidson County
Trans:T20100047083 DEEDWARR
Recvd: 08/02/10 10:42 3 pgs
Fees:18.00 Taxes:699.30
20100802-0060219

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref(DM) Title No: 50430
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kyle Davis 810 Cedarstone Way Donelson, Tennessee 37214	SAME

TAX MAP-PARCEL NUMBERS: 096 02 0A 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$189,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donelson Cedarstone L.L.C., general partner of Donelson Cedarstone Associates, II L. P.**, a Tennessee limited partnership, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle Davis** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 of The Bluffs of Cedarstone, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Doc. No. Doc. No. 20070625-0075380, amended in Doc. No. 20070720-0086753, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium; Together with and subject to Declaration of Reciprocal Easements of record in Doc. No. 20061006-0214722, said Register's Office.

Being part of the property conveyed to Donelson Cedarstone Associates L. P., a Tennessee limited partnership, by Warranty Deed from The Gideons International, an Illinois corporation, dated June 21, 2005 and recorded on June 23, 2005, of record in Doc. No. 20050623-0072215 Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 4, 2006, and recorded October 6, 2006, of record in Doc. No. 20061006-0124723,I subject property was conveyed to Donelson Cedarstone Associates, II L. P. a Tennessee limited partnership.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20060407-0040430 and the Plan of record as Exhibit "B" to the Master Deed of record in Doc. No. 20070625-0075380, amended in Doc. No. 20070720-0086753, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Doc. No. 20070625-0075380, amended in Doc. No. 20070720-0086753, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Stormwater Detention Agreements of record in Doc. No. 20060406-0039502 and Doc. No. 20060815-0100303, easements for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Do. No. 20060407-0040205 and Doc. No. 20061122-0144864, and Declaration of Reciprocal Easements of record in Doc. No. 20061006-0124722, all in the Register's Office for Davidson County, Tennessee.

This is improved property, known as: 810 Cedarstone Way, Donelson, Tennessee 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of July 2010.

Donelson Cedarstone Associates, II L. P.
BY: Donelson Cedarstone, L.L.C., general partner

By: Floyd Shechter, President

By: Jay Rosenblum, Vice- President

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Floyd Shechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President of Donelson Cedarstone, L.L.C., general partner** of **Donelson Cedarstone Associates, II L. P.**, the within named bargainor, a Tennessee limited partnership, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 22nd day of July, 2010.

Notary Public

My Commission Expires: 9/8/2013

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Jay Rosenblum** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President of Donelson Cedarstone, L.L.C., general partner** of **Donelson Cedarstone Associates, II L. P.**, the within named bargainor, a Tennessee limited partnership, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 19th day of July, 2010.

Notary Public

My Commission Expires: 9/8/2013

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $189,000.00

Affiant

Sworn and subscribed before me this the 22nd day of July, 2010.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY