BILL GARRETT, Davidson County
Trans:T20110025725 DEEDWARR
Recvd: 05/02/11 12:31 3 pgs
Fees:18.00 Taxes:921.30
20110502-0033377

THIS INSTRUMENT PREPARED BY: Catherine H. Gwyn **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $249,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2011. Notary Public My Commission Expires: 5/20/14

Address New Owner As Follows:
Christopher Konkobo
Adja F. Konkobo
2221 Maple Grove Lane
Nashville, TN 37211

Send Tax Bills To:
Primary Residential Mtg.
4750 West Wiley Post Way, Ste. 200
Salt Lake City, UT 84116

Map-Parcel Number:
180040A04700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen John Cico, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christophe Konkobo and wife, Adja F. Konkobo**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 171, as shown on the map entitled Second Revision to Lots 171 and 172, Addition to Highland Creek, of record in Instrument No. 20020710-0083053, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen John Cico, unmarried, by deed from Classic Homes BOS, L.P., a Tennessee Limited Partnership, of record in Instrument No. 20040510-0053176, dated April 3, 2004, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20020710-0083053, said Register's Office.

3. By-Laws of Highland Creek Homeowners Association, Inc. of record in Book 11568, page 301, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11568, Page 311, amended in Instrument No. 200004130037474, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516, and in Book 10569, Page 732, said Register's Office.

6. Storm Water Detention Agreement of record in Book 11338, Page 738, said Register's Office.

7. Assessments as set forth in the Declaration of Restrictive Covenants For Highland Creek of record in Book 11568, Page 311, said Register's Office.

8. Easements as set forth in the Declaration of Restrictive Covenants For Highland Creek of record in Book 11568, Page 311, said Register's Office.

9. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2221 Maple Grove Lane, Nashville, TN 37211.**

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 covenants with the said Grantees that he is lawfully seized 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; and further covenant and bind himself, his heirs 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 person whomsoever.

WITNESS my hand this 29th day of April, 2011.

Stephen John Cico by Ronald Lane Coffee

Stephen John Cico by Ronald Lane Coffee,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Ronald Lane Coffee, 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 Stephen John Cico, and who acknowledged that he executed the same as the free act and deed of the said Stephen John Cico.

Witness my hand and official seal this 29th day of April, 2011

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 3, 2012