44
Cray

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
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Davidson County DEEDWARR
Recvd: 12/26/01 14:47 2pgs
Fees:13.00 Taxes:499.50

20011226-0141883

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of December, 2001.

Notary Public

My Commission Expires: 5/28/2003

Address New Owner As Follows:
Benjamin Rohrbach &
Jean Rohrbach
3000 Hillsboro Rd., #116
Nashville, TN 37215

Send Tax Bills To:
Principal Residential
Mortgage, Inc.
711 High Street
Des Moines, IA 50392

Map-Parcel Number:
117-3A-116 CO.
Field Book No. 07DA 75214

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, **NANCY A. BRAAM, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BENJAMIN ROHRBACH AND WIFE, JEAN ROHRBACH**, 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 Unit 116 on the Plan of Versailles of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944, amended in Book 7770, page 955, Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, and amended in Book 8434, page 719, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy A. Braam by deed from Mary M. Petty, of record in Book 11521, page 759, Register's Office for Davidson County, Tennessee.

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. Matters as shown on the Plan of record in Plat Book 5050, page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.

2. Master Deed creating horizontal property regime of Versailles Townhomes Homeowner's Association of record in Book 5168, page 944, as amended in Book 5589, page 367, as further amended in Book 5659, page 641 and re-recorded in Book 5667, page 375, as further amended in Book 770, page 955 and as further amended in Book 8434, page 719, Register's Office for said County.

3. Charter of Incorporation of Versailles Townhomes Homeowner's Association of record in Book 5179, page 858, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 3000 Hillsboro Road, #116, Nashville, TN 37215.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my 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 21st day of December, 2001.

Nancy A. Braam

Nancy A. Braam

By: Ellen R. Christianson Attorney in Fact

Ellen R. Christianson, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELLEN R. CHRISTIANSON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-Fact,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 21st day of December, 2001.

Notary Public

My Commission Expires: 5/28/2003