Davidson County DEEDWARR
Recvd: 04/04/05 14:56 2 pgs
Fees:13.00 Taxes:399.23

20050404-0036495

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 160-14-B-76 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
SunTrust Mortgage, Inc.	Allison J. Cole	SunTrust Mortgage, Inc.
P.O. Box 79041	5776 Brentwood Trace	201 Fourth Avenue
Baltimore, MD 21279-0041	Brentwood, TN 37027	Nashville, TN 37230

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ROSEANNE COLEMAN,** unmarried, have bargained and sold and by these presents do transfer and convey unto **ALLISON J. COLE,** her heirs and assigns forever, the following described property, to wit:

A certain condominum apartment in Davidson County, Tennessee, described as follows:

Unit No. 5776, in Brentwood Trace Condominiums, a Horizontal Property Regime, located an Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office of Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for said County, amendment to Master Deed in Book 5545, page 510, and amendment to By-Laws in Book 5537, page 988, said Regiser's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Roseanne Coleman by deed from William W. Billington, Jr., of record in Book 10013, page 551, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2005 Davidson County property taxes are a lien but are not yet due and payable. Said taxes have been prorated as of the date of this instrument, with Grantee assuming responsibility for payment of same.**

2. **All matters as shown on the Plan of record in Book 5200, page 261, Register's Office for Davidson County, Tennessee.**

3. **Creation of Easement of record in Book 4831, page 125, Register's Office for Davidson County, Tennessee.**

4. **Master Deed of record in Book 5524, page 415 as amended in Book 5545, page 510, Register's Office for Davidson County, Tennesee.**

5. **By-Laws of record in Book 5524, page 424 as amended in Book 5537, page 988, Register's Office for Davidson County, Tennessee.**

6. **Subject to rights of others in and to the common areas and/or elements.**

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 1st day of April, 2005.

ROSEANNE COLEMAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROSEANNE COLEMAN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 1st day of April, 2005.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$107,900.00.**

Affiant

Sworn to and subscribed before me on this 1st day of April, 2005.

My Commission Expires:
7/25/2005

Notary Public

ANN M. LEDET
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.