WARRANTY DEED

STATE OF TENESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/11/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall DiGiocomo	GMAC Mortgage Corporation	Map 104-06-A
(NAME)	(NAME)	
3415 West End Avenue Unit 1109	7 Carnegie Plaza	Parcel 126
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Cherry Hill, NJ 08003	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JANET E. COOK, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL DIGIOCOMO AND WIFE, KIM DIGIOCOMO,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1109 on the Plan of Continental Condominiums of record in Plat Book 5200, pages 399-401, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Janet E. Cook, an unmarried woman, by deed from Prafull Gajendragadkar and wife, Saroj Gajendragadkar, of record in Instrument #20020619-0074277, said Register's Office.

This conveyance is subject to: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, pages 399-410, said Register's Office; (c) Master Deed and Bylaws of record in Book 5862, page 589 and 626, Book 6135, page 788 and Book 6435, page 549, said Register's Office; and (d) easement of record in Book 4825, page 592, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3415 West End Avenue Unit 1109, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 15th day of April, 2005.

Davidson County DEEDWARR
Recvd: 04/22/05 09:17 2 pgs
Fees:13.00 Taxes:436.60
20050422-0044893

Janet E. Cook by K. Montgomery

Janet E. Cook By Kevin D. Montgomery, Attorney in Fact

STATE OF TENESSEE

COUNTY OF DAVIDSON

On this 7th day of April, 2005, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Janet E. Cook and who acknowledged that he executed the same as the free act and deed of Janet E. Cook,.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2005.



Commission expires:

Kathy Snider

Notary Public