WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/05 11:01 2 pgs
Fees:13.00 Taxes:582.75
20050615-0068337

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$157,500.00.**

Martin Rainone
Affiant

Subscribed and sworn to before me this 10 day of June, 2005

Notary Public
My Commission expires: 11/27/08
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Martin Rainone	First Franklin	161-10-0-B-058.00CO
405 Windsor Court	112 Townpark Drive STE G150	
Nashville, TN 37211	Kennesaw, GA 30144	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gladys B. Cothran**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Martin Rainone and Carol Rainone, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 249 on the plan of Villages of Brentwood, Second Revision, Phase Six, of record in Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gladys B. Cothran, by deed from Dae-Woong Jo and wife Jin-Bok Lee, on September 28, 2001, of record in Instrument Number 20011009-0110139, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 316, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6143, page 11; and Book 6852, page 497; and Book 7207, page 251; and Book 8507, page 831 Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee. Said Homeowners Association does not collect dues for the subject property and therefore there are no fees due.
- Convevyance of Common Area of record in Book 9718,page 624; and Book 9728, page 489, Register's Office for Davidson County, Tennessee.

This is improved property known as: **405 Windsor Court, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 10, 2005.

Gladys B Cothran
Gladys B. Cothran

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gladys B. Cothran** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 10, 2005

My commission expires 11/27/08

Notary Public

