Realty 484

This document prepared by:	
Firm/Company	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Suite 3**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**
RETURN TO:	**REALTY TITLE**
	206A COOLS SPRINGS BLVD
	FRANKLIN, TN 37067
	615-771-6411

Davidson County DEEDWARR
Recvd: 10/07/05 10:30 3 pgs
Fees:18.00 Taxes:412.55

20051007-0121240

--------Above This Line Reserved For Official Use Only----------

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ROBERT COHEN, UNMARRIED** hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **SARAH CALFEE** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON** State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING UNIT NO. 112 AS SHOWN ON THE PLAT OF GEORGETOWN APARTMENTS, A CONDOMINIUM, OF RECORD IN BOOK 5200, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED .329 PERCENT INTEREST IN THE COMMON ELEMENTS OF 5025 HILLSBORO HOMEOWNER'S ASSOCIATION, AS DESCRIBED IN BOOK 5211, PAGE 325, ET SEQ. IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID UNIT IS ALSO KNOWN AS APARTMENT NO. 15-D.

THIS BEING THE SAME PROPERTY CONVEYED TO ROBERT COHEN, UNMARRIED BY WARRANTY DEED OF WILLIAM BERNARD PINTO, UNMARRIED DATED OCTOBER 30, 2003 AND RECORDED NOVEMBER 10, 2003 IN INSTRUMENT NO. 20031110-0164487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: **131-1-D-112CO THIS PROPERTY IS KNOWN AS: 5025 HILLSBORO PIKE, UNIT 15-D, NASHVILLE, TN 37215**

SUBJECT to Master Deed and By-laws of record in Book 5211, Page 325, Book 5616, Page 133, Book 6079, Page 516, Charter of HOA of record in Book 5233, Page 459, all matters on the Plan of record in Plat Book 5200, Page 4, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 30th day of September, 2005.

Grantor
Robert Cohen

STATE OF TN
COUNTY OF DAVIDSON

On this 30th day of September, 2005, before me personally appeared Robert Cohen to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: Holly Leigh Grant

Commission Expires:
My Commission Expires JUNE 8, 2008

Grantor(s) Name, Address, phone:
Robert Cohen
2506 White Avenue
Nashville, TN 37204
615-405-5644

Grantee(s) Name, Address, phone:
Sarah Calfee
5025 Hillsboro Pike, Unit 15-D
Nashville, TN 37215

SEND TAX STATEMENTS TO :
GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$111,500.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30th day of September, 2005

Affiant

Angela Robertson
Type or Print Name

(Seal)

Notary Public

RONNI L. CROWNOVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:
9/26/09

Ronni L. Crownover
Type or Print Name