39-B
284

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/06 13:21 2 pgs
Fees:13.00 Taxes:850.63

20060203-0013790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Emily Mary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-28-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley B. Parish	SUNTRUST MORTGAGE, INC.	116-03-0-F-025-00 CO
(NAME)	(NAME)	
225 Westchase Drive	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Richmond, VA 23224	
(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, **Rita Rothstein**, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley B. Parish**, 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. 225 on the Plan of Westchase Condominiums, a Horizontal Property Regime, as shown on the plat of Westchase Condominiums, of record in Book 5200, page 578, (erroneously referred to in the previous deed as Book 9200, page 578), Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Rita Rothstein, an unmarried woman, by Warranty Deed from Harold G. Maier, an unmarried person, of record in Instrument 200512160151318, dated December 16, 2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, page 578; restrictions of record in Book 6097, page 266, Book 6112, page 677, Book 6341, page 380, Book 6866, page 362; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 225 Westchase Drive, Nashville, TN 37205

(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 31st day of January, 2006.

Rita Rothstein by Ryan Michael Freed attorney in fact

Rita Rothstein
By: attorney in fact
Ryan Michael Freed, Attorney-in-fact of record in
Instrument 2006 0203 . 00107189,
RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ryan Michael Freed, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Rita Rothstein, the within named bargainor, and that Ryan Michael Freed as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Rita Rothstein, the within named bargainor by the said Ryan Michael Freed as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of January, 2006.

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Carol L McArthur
Notary Public

My Commission Expires:
July 20, 2009