Return to: First Title and Escrow Company, Inc.
File Number 25137 Box 9B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE Christie M. Read Notary Public Expires February 25, 2006 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/27/06 13:44 2 pgs
Fees:13.00 Taxes:641.95
20060227-0022380

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
Robert W. Cohen	Pinnacle National Bank	Map 103-8-B
(NAME)	(NAME)	Parcel 517
517 Sloan Road	211 Commerce Street #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, Tennessee 37201	
(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, WE, **EDWARD STRINGFELLOW IV AND WIFE, ASHLEY STRINGFELLOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT W. COHEN,** 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:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 517, Building "E", together with the appurtenant interest in the common elements of Parklane Condominiums, Phase II, a horizontal property regime established by Master Deed of record in Book 7400, page 130, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Edward Stringfellow, IV and wife, Ashley Stringfellow, by deed from Julia A. Reynolds, a single person, of record in Instrument #20040720-0086637, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the Master Deed and Bylaws of record in Book 7400, page 130 and Book 7376, page 580, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 517 Sloan Road, Nashville, Tennessee 37209

(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 our hands this 24th day of February, 2006.

Edward L. Stringfellow IV

Ashley Stringfellow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward L. Stringfellow IV and Ashley Stringfellow, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 2006.

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

Commission expires:

Notary Public