File No. 260201003

**WARRANTY DEED**

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/24/06 10:30 2 pgs
Fees:13.00 Taxes:481.00
20060324-0033752

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip R. White | Long Beach Mortgage Company | 085-14-O-A<br>205.00CO |
| (NAME)<br>2052 Riverstone Court | (NAME)<br>320 Interstate North Pkwy | |
| (ADDRESS)<br>Nashville, TN 37214 | (ADDRESS)<br>Atlanta, Georgia 30339 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Lisa M. Cohn, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip R. White, HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 205 on the Plan of Riverstone Condominiums, Phase One, as of record in Plat Book 6200, Page 466, amended in Plat Book 6900, Page 317, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lisa M. Cohn, unmarried by deed from Frances F. Washburn, unmarried of record in Instrument No. 200207020079625, Register's Office for said County, recorded on 07/02/02.

Subject to all matters as set forth per Plat Book 6200, Page 466, Book 6900, Page 317, Register's Office of said County.

Master Deed and By-Laws as shown of record in Deed Book 6998, Page 839, Book 7245, Page 211, Book 7257, Page 151, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7120, Page 707, Register's Office for said County.

Spouse of Lisa M. Cohn has never resided in said property as his principal residence.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 205 Riverstone Court, Nashville, TN 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of March, 2006.

Lisa M. Cohn

Lisa M. Cohn

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lisa M. Cohn, married the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of March, 2006.

Commission expires: 6-9-07

Wendy L Locke

Notary Public

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**File Number: 260201003**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122