Return to: First Title and Escrow Company, Inc.
File Number 25203 Box 9B

Davidson County DEEDWARR
Recvd: 05/09/06 15:44 2 pgs
Fees:13.00 Taxes:1776.00

20060509-0054547

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2006.

NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

Notary Public

My Commission Expires:

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark L. Miller and Elizabeth B. Borodofsky
927 Coral Road
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

Part of 132-5-113

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SK Coral, LLC, a Tennessee limited liability company hereinafter referred to as Grantors, hereby transfers and conveys to Mark L. Miller, unmarried, and Elizabeth B. Borodofsky, unmarried, as Joint Tenants with right of survivorship, hereinafter referred to as 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. 184, together with the appurtenant interest in the common elements of Coral Place, a Horizontal Property Regime With Private Elements, established by Master Deed, of record in Instrument No. 200603030025038, Register's Office for Davidson County, TN, and Amendment of record in Instrument No. 20060509-0054545, and Amendment to By-Laws of record as Instrument No. 20060509-0054546, 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 part of the same property conveyed to SK Coral, LLC by warranty deed from Estate of Mary Barham, deceased, of record in Instrument 20050830-0103771, Register's Office for Davidson County, dated August 15, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 1130, Page 61, Register's Office of said County.

Subject to all matters as set forth per Plat in Master Deed of record in Instrument No. 200603030025038, Register's Office of said County.

Restrictions of record in Book 6299, Page 369, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 927 Coral Road, Nashville, TN 37204.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 25th day of April, 2006.

SK Coral, LLC

By: _____
Ken Cline, Chief Manager

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ken Cline, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of SK Coral, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal this 25th day of April, 2006.

_____
Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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