This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 05/24/06 16:14 2 pgs
Fees:13.00 Taxes:720.96
20060524-0061269

File No.: **06-1232**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Gina Levine Kosser, a married woman, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Darren W. Price, a single man ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 132 of the REVISED PLAN OF HARPETH TRACE HIGHRISE CONDOMINIUM APARTMENTS, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Harpeth Trace Highrise Condominium Apartments, of record in Book 5116, Page 751, said Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, in Book 5116, Page 791, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of Harpeth Trace Highrise Condominium Apartments, of record in Book 5050, Page 47, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed by Warranty Deed from Peter G. Barrio and wife, Elena G. Barrio a/k/a Elena J. Barrio to Gina Levine Kosser as recorded on the 31st day of March, 2005 in Instrument No. 20050331-0034814.

This conveyance is made 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.

Parcel ID # **143-3-0-D 132.00 CO**
☒ Improved OR
☐ Unimproved property located at: **132 Harpeth Trace Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Michael Kosser (as husband of the grantor) joins in the execution of this instrument solely for the purpose of relinquishing any and all of his interests and rights in the property, marital or otherwise.

Witness our hands on this the **23rd** day of **May, 2006.**

Gina Levine Kosser
Gina Levine Kosser

Michael Kosser
Michael Kosser

STATE OF **Tennessee** COUNTY OF Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gina Levine Kosser and Michael Kosser** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and Notarial Seal on this the **23rd** day of **May, 2006.**

Jeffrey C. Horn
Notary Public

My commission expires: 1/26/08

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

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STATE OF **Tennessee**

COUNTY OF **Williamson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$194,855.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **23rd** day of **May, 2006.**

Notary Public

My Commission Expires: 05/22/09

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Owner's Name: **Darren W. Price**

and Address: 132 Harpeth Trace DR Nashville TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Owner