RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/06 08:18 2 pgs
Fees:13.00 Taxes:673.40
20061005-0123551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Larry Wayne Dennis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Rosenfeld and Eva Rosenfeld	SAME	
(NAME)	(NAME)	
805 Marquette Dr.		Map 139.11-0A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		Parcel 805.00-CO
(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, **DOLLY B. DENNIS, and JOSEPH F. DENNIS, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ERIC ROSENFELD AND WIFE, EVA ROSENFELD**, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 110L created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed as amended by instrument of record in Book 7404, page 7666, register's office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to the Plat for The Cloister at St. Henry, Phase ID, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Dolly B. Dennis, from Florence E. Harwell, unmarried, by Sublease and Conveyance of Condominium Apartment, dated January 13, 1997, of record in Book 10318, page 428, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 805 Marquette Drive, Nashville, TN 37205

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 26th day of September, 2006.

Dolly B. Dennis by Terry Wayne Dennis her attorney in fact

Joseph F. Dennis by Terry Wayne Dennis his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Terry Wayne Dennis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dolly B. Dennis, and who acknowledged that he executed the same as the free act and deed of Dolly B. Dennis.

In witness whereof, Terry Wayne Dennis as attorney-in-fact for Dolly B. Dennis, pursuant to Power of Attorney recorded in Instrument No. 20060926 - 0119240, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Dolly B. Dennis, this 26th day of September 2006.

Commission expires: 6/26/07

Notary Public

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Terry Wayne Dennis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph F. Dennis, and who acknowledged that he executed the same as the free act and deed of Joseph F. Dennis.

In witness whereof, Terry Wayne Dennis as attorney-in-fact for Joseph F. Dennis, pursuant to Power of Attorney recorded in Instrument No. 20060926 - 0119241, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Joseph F. Dennis, this 26th day of September 2006.

Commission expires: 6/26/07

Notary Public

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN