22078

(1) Bk 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/06 14:57 3 pgs
Fees:18.00 Taxes:844.16

20061120-0143927

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $228,150.00.

Affiant

Subscribed and sworn to me on November 17, 2006.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File No. 22078

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brandon Cobia and Gena Cobia 3127 Long Blvd., Unit 305 Nashville, TN 37203	Same as new Owners	104-2-1-A 305.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Parthenon Partners, LLC, a Tennessee limited liability company hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Brandon Cobia and wife Gena Cobia, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 305 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code annotated, Title 66, Chapter 27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372.

Being a part of the same property conveyed to Parthanon Partners, LLC, a Tennessee limited liability company, by deeds dated October 1, 2004 from John F. Trudel and wife, Anne L,. Trudel, an undivided one-half interest, and James Randolph Trudel and wife, Bonnie Epperly-Trudel, an undivided one-half interest, of record as Instrument No. 20041005-0119984; from John F. Trudel and wife, Anne L. Trudel and Robert N. Moore, an unmarried person, of record as Instrument No. 20041005-0119983; and from John F. Trudel and wife, Anne L. Trudel of record as Instrument No. 20041005-0119982 and re-recorded as Instrument No. 20041208-0146393, Register's Office for Davidson County, Tennessee.

TOGETHER WITH parking space Numbers 25 and 26, as shown on Exhibit "C" to Master Deed as amended by Instrument No 20061030-0134372.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been paid by the Sellers and 2007 Davidson County taxes and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters appearing on the plan of record as Exhibit "C" of the Master Deed of record as Instrument No. 20050714-0081900 as amended as Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee; and
4. Application to combine Parcels of record as Instrument No. 20050728-0088338, Register's Office for Davidson County, Tennessee; and
5. Stormwater Detention Agreement of record as Instrument No. 20050913-0110219, Register's Office for Davidson County, Tennessee; and
6. Easement for Storm Drainage of record as Instrument No. 20050913-0110219, Register's Office for Davidson County, Tennessee; and
7. All matters set forth in the Master Deed of Park West Court, a Condominium Development of record as Instrument No. 20050714-0081900 as amended by Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more particulars; and
8. Charter of the Park West Court Condominium Owners Association, Inc., of record as Instrument No. 20050707-0078752, Register's Office for Davidson County, Tennessee. By-Laws as set forth as Exhibit "B" of the Master Deed of record as Instrument no. 20050714-0081900, Register's Office for Davidson County, Tennessee; and
9. Easement for driveway as set out in the deeds of record in Book 712, page 120 and Book 898, page 758, Register's Office for Davidson County, Tennessee; and
10. Grant of Appurtenant Easements for Joint Driveway of record in Book 11602, page 445, in said Register's Office; and
11. Applicable Restrictions of record in Book 647, page 310; Book 498, page 281 and Book 573, page 53, Register's Office for Davidson County, Tennessee; and
12. Non-Exclusive permanent access easement as set out in Instrument No. 20040430-0049497, said Register's Office; and
13. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
14. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above; and
15. Rights of others in and to the common elements.

This property is also known as improved property located at 3127 Long Boulevard, Unit 305, Nashville, TN 37203.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on November 17, 2006.

Parthenon Partners, LLC, a Tennessee Limited liability company

By: _____

Christopher P. Marchetti, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

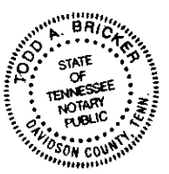
Before me, the undersigned, a Notary Public of said County and State, personally appeared Christopher P. Marchetti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of PARTHENON PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a 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 company by himself as Chief Manager.

Witness my hand and official seal on November 17, 2006.

_____

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE