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

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
At Large
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

**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 |
|---|---|---|
| David Kelly Costin | MortgageIT, Inc. | |
| (NAME) 3000 Hillsboro Road, #116 | (NAME) 33 Maiden Lane, 6th Floor | Map 117-3-0-A |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) New York, NY 10038 | Parcel 116-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, **BENJAMIN ROHRBACH AND WIFE, JEAN ROHRBACH**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID KELLY COSTIN, UNMARRIED**, 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:

Land in Davidson County, Tennessee, being Unit 116 on the Plan of Versailles of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5168, page 944, amended in Book 7770, page 955, Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, and amended in Book 8434, page 719, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin Rohrbach and wife, Jean Rohrbach from Nancy A. Braam, unmarried, by Warranty Deed dated 12/21/01, recorded 12/26/01, in Instrument No. 20011226-0141883, 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 3000 Hillsboro Road, Unit 116, Nashville, TN 37215

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.

Davidson County DEEDWARR
Recvd: 11/28/06 15:28 2 pgs
Fees:13.00 Taxes:858.40

20061128-0146908

Witness our hands this 17th day of November, 2006.

Benjamin Rohrbach

Jean Rohrbach by Benjamin Rohrbach her attorney in fact HER ATTORNEY IN FACT

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Benjamin Rohrbach 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 Jean Rohrbach, and who acknowledged that he/she executed the same as the free act and deed of Jean Rohrbach.

In witness whereof, Benjamin Rohrbach as attorney-in-fact for Jean Rohrbach pursuant to Power of Attorney recorded in Instrument No. 20061128014690 7 Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Jean Rohrbach, this 17th day of November 2006.

Witness my hand and official seal at Nashville, Tennessee on this 17th day of November, 2006.

Commission expires: 6/26/07

Notary Public

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DEKALB COUNTY, TN

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 17th day of November, 2006, before me personally appeared Benjamin Rohrbach, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/16/09

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY