Davidson County DEEDWARR
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Fees:13.00 Taxes:1165.50
20071009-0120059

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

G-VRE-07-3840

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Frost Roberts	Countrywide Bank, FSB	
3840 Cross Creek Road (ADDRESS)	801 Crescent Center Dr. #510 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	117-14-8

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FABIAN SBOROVSKY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RACHEL FROST ROBERTS, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, WOODMONT ESTATES, NUMBER 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 99, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DAVID A. JOHANSON TO FABIAN SBOROVSKY, FOR HIS SOLE AND SEPARATE ESTATE AS RECORDED ON THE 22ND DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030122-0009240 AND WARRANTY DEED FROM STEVEN F. MITCHELL, UNMARRIED TO FABIAN SBOROVSKY AND DAVID A. JOHANSON, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 15TH DAY OF MAY, 2001 IN INSTRUMENT NO. 20010515-0050102, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3840 Cross Creek Road, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of October, 2007.

Fabian Sborovsky by Jeff Rymer, attorney in fact

Fabian Sborovsky

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of October, 2007, before me personally appeared Jeff Rymer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Fabian Sborovsky and who acknowledged he/she/they executed the same as the free act and deed of the said Fabian Sborovsky.

Witness my hand and official seal, this the 3rd day of October, 2007.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/22/08

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903