Davidson County DEEDWARR
Recvd: 12/12/07 13:16 2 pgs
Fees:13.00 Taxes:906.50

20071212-0143228

Bk 36
22913

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $245,000.00

Affiant

Subscribed and sworn to before me
This 6th day of December 2007

Notary Public exp:_____

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Address of new owners:
Lisa Patty & WM Binkley
3127 Long Blvd # 305
Nashville, TN 37203

Send tax bills to:
SAME

Map & Parcel:
104-02-1A-305 CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Brandon Cobia and wife, Gena Cobia** , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lisa Keenan Binkley, Unmarried, and William J. Binkley, Jr. and wife Patty D. Binkley** 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 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.

TOGETHER WITH parking space Numbers 25 and 26, as shown on Exhibit "C" to Master Deed as amended as Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon Cobia and wife, Gena Cobia, by Warranty Deed from Parthenon Partners, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20061120-0143927, Register's Office for Davidson County, Tennessee.

Application to combine Parcels of record as Instrument No. 20050728-0088338, Register's Office for Davidson County, Tennessee; and Stormwater Detention Agreement of record as Instrument No. 20050913-0110219, Register's Office for Davidson County, Tennessee; and Easement for Storm Drainage of record as Instrument No. 20050913-0110219. Register's Office for Davidson County, Tennessee; and All matter 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 Charter of the Park West Court Condominium Owners Association, Inc., or 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 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 Grant of Appurtenant Easements for joint Driveway of record in Book 11602, page 445, in said Register's Office; and 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 Non-Exclusive permanent access easement as set out in Instrument No. 20040430-0049497, said Register's Office; and 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 Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above; and Rights of other in and to the common elements; and
The 2007 County property taxes have been prorated between the two parties; and
Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

X The property is improved with an address of: **3127 Long Blvd # 305 Nashville, TN 37203** OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 12 day of December, 2007.

Brandon Cobia

Gena Cobia

Brandon Cobia

Gena Cobia

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon & Gena Cobia, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 12 day of December, 2007

Rebecca D. Pierce
Notary Public

Commission expires: 11/22/10

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010