Davidson County DEEDWARR
Recvd: 03/06/08 15:46 2 pgs
Fees:13.00 Taxes:1424.50

20080306-0022898

WARRANTY DEED

B-FSBO-08-0309

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires MAR. 8, 2010

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Rob Rappaport	Regions Bank dba Regions Mortgage	
309 Church St. #603	2050 Parkway Office Circle	93-061D-603.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ANGELA N. KOSNIEWSKI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROB RAPPAPORT, 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 UNIT NO. 603 AND ONE PARKING SPACE, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE BANNER BLOCK CONDOMINIUMS, AS ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT 200505270060419, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANGELA KOSNIEWSKI, UNMARRIED BY DEED FROM FREDERICK W. GRECO, III OF RECORD IN INSTRUMENT 200606020065259, SAID REGISTER'S OFFICE, DATED MAY 30, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF THE BANNER BLOCK CONDOMINIUMS OF RECORD IN INSTRUMENT NUMBER 200505270060419, AMENDED IN INSTRUMENT 200509270115946 AND INSTRUMENT 200607280091581, INSTRUMENT 200607310092812, INSTRUMENT 200609070110529, INSTRUMENT 200610130127441 AND INSTRUMENT 200610270133858, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN ATTACHED AS AN EXHIBIT TO THE MASTER DEED OF BANNER BLOCK CONDOMINIUMS OF RECORD IN INSTRUMENT 200505270060419, AMENDED IN INSTRUMENT 200509270115946, INSTRUMENT 200607280091581, INSTRUMENT 200607310092812, INSTRUMENT 200609070110529 , INSTRUMENT 200610130127441 AND INSTRUMENT 200610270133858, SAID REGISTER' S OFFICE, ERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF CAPITAL MALL REDEVELOPMENT PROJECT OF RECORD IN BOOK 7423, PAGE 374 , BOOK 9208, PAGE 613, AND BOOK 10512, PAGE 464, AMENDED IN INISTRUMENT 200206260076795, AND INSTRUMENT 200501240008719, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CHARTER OF BANNER BLOCK CONDOMINIUM ASSOCIATION INC. IN INSTRUMENT 200410010118481 AND INSTRUMENT 200506070064900 AS AMENDED IN INSTRUMENT 200505110053156, SAID REGISTER'S OFFICE. C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 309 Church St. #603, Nashville, Tennessee 37201
(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 28th day of February, 2008.

Angela N. Kosniewski by John Gleaves attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of February, 2008, before me personally appeared John Gleaves 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 Angela N. Kosniewski and who acknowledged he/she/they executed the same as the free act and deed of the said Angela N. Kosniewski.

Witness my hand and official seal, this the 28th day of February, 2008.

Notary Public

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

My Commission Expires: 3-8-10

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