WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$231,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 TH DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Cate	Franklin American Mtg	**104-6-M-9CO**
(NAME)	(NAME)	
209 Fairmont Court	501 Corporate Centre Drive	
(ADDRESS)	Suite 400 (ADDRESS)	
Nashville, TN 37203	Franklin TN 37067	
(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, **Michael B. Cobb, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison Cate**, ** 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 No. A-9, together with the appurtenant interest in the common elements of Fairmont Court Condominium Association, a horizontal property regime established by Master Deed, of record in Book 6686, page 708, amended in Book 6712, page 125; Book 6774, page 221; Book 6823, page 962 and Book 6893, page 62, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the revised aforementioned Master Deed and being located and also depicted upon Lot No. 1 on the Plan of A Resubdivision of Lot 1 of Fairmont Square II Subdivision of record in Plat Book 6250, page 825, amended in Plat Book 6900, page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael B. Cobb, unmarried by deed from Wanchi Suebhongsang and wife, Acharawan Suebhongsang and Jan Suebhongsang of record in Instrument No. 20011025-0116860 Register's Office for Davidson County, Tennessee.

Subject to:
Master Deed and By-Laws of record in Book 6686, page 708; Book 6712, page 125; Book 6774, page 221 and Book 6823, page 962;
Charter of the Homeowner's Association of Record in Book 7078, page 447;
The Plan of Record in Book 6250, page 825, amended in Book 6900, page 98;
Easement of record in Book 7051, page 572 amended in Book 9850, page 210;
Property taxes for the current year

Davidson County DEEDWARR
Recvd: 03/11/08 12:33 2 pgs
Fees:13.00 Taxes:854.70

20080311-0024490

unimproved ☐

This is improved ☒ property, known as **209 Fairmont Court, Nashville, TN 37203**

(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 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.**

Witness my hand this 29 day of February, 2008.

Michael B. Cobb

** and Alexander G. Wilson, joint tenants with right of survivorship

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 Michael B. Cobb, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 DAY OF February, 2008.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011