Davidson County DEEDWARR
Recvd: 03/28/08 08:14 2 pgs
Fees:13.00 Taxes:860.25
20080328-0031004

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080140

Send Tax Bills To:
SAME AS NEW OWNER

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

New Owner is:
Abigail L. Franklin
800 Woodland Street # 210
Nashville, TN 37206

MAP: 082-16-0E

PARCEL: 021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jonathan Daniel Bohbot, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Abigail L. Franklin, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 210, together with Parking Space #28 and the appurtenant interest in the Common Elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed of City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Daniel Bohbot, unmarried, by Warranty Deed from Faye Premer and husband, William C. Edwards, dated 7-15-05 and recorded 7-27-05 in Instrument Number 20050727-0087256, Register's Office for Davidson County, Tennessee.
Power of Attorney of record in Instrument Number 20050727-0087255, said Register's Office.
See Scrivener's Affidavit correcting marital status of Jonathan Daniel Bohbot from married to unmarried, of record in Instrument Number 20071114-0133611, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **800 Woodland Street # 210, Nashville, TN 37206**

JB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25th day of March, 2008.

GRANTOR(S):

JONATHAN DANIEL BOHBOT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **JONATHAN DANIEL BOHBOT, UNMARRIED**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 25th day of March, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is **$232,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 25 day of March 2008.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011

Tabatha Edwards
NOTARY PUBLIC
My commission expires:_____