WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$204,000.00**.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this the 12th day of August, 2008.

Priscilla C. Urbanczyk
Notary Public

My commission expires: May 8, 2012
(AFFIX SEAL)

PRISCILLA C. URBANCZYK NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rob Cohen	New Owner	**Map 103-08-O-B Parcel 103co**
103 Sloan Road		Davidson County DEEDWARR Recvd: 08/18/08 10:43 2 pgs Fees:13.00 Taxes:754.80
Nashville, TN 37209		20080818-0084507

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Melissa Jones Triplett, formerly known as Melissa E. Jones, and Grant L. Triplett, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rob Cohen, a married man

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. 103, Building "D" on the Plan of Parklane Condominiums, Phase I, established by Exhibit "B" to the Master Deed of record in Book 7376, Page 571, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Melissa E. Jones, an unmarried woman, by Deed from Ashley Roy, an unmarried woman, of record in Instrument No. 20060721-0088420, Register's Office for Davidson County, Tennessee. The said Melissa E. Jones, having since married and is now known as Melissa Jones Triplett.

Grant L. Triplett, spouse of the above named Melissa Jones Triplett, formerly known as Melissa E. Jones, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed on behalf of Melissa Jones Triplett, formerly known as Melissa E. Jones, and Grant L. Triplett, pursuant to a Power of Attorney executed by same on the 28th day of July, 2008, of record in Instrument No. 20080818-0084506 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Book 7376, Page 571, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **103 Sloan Road, Nashville, TN 37209**

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 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/our hand(s) this **12th** day of **August, 2008.**

Melissa Jones Triplett
Melissa Jones Triplett
By: atty in fact
Allen Huggins, Attorney-In-Fact

Grant L. Triplett
Grant L. Triplett
By: atty in fact
Allen Huggins, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen Huggins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Melissa Jones Triplett, formerly known as Melissa E. Jones, and Grant L. Triplett**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Melissa Jones Triplett, formerly known as Melissa E. Jones, and Grant L. Triplett**, for the purpose therein contained, by signing the names of **Melissa Jones Triplett, formerly known as Melissa E. Jones, and Grant L. Triplett**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2008.

Diana D. Aubin
Notary Public

My commission expires: Nov 28, 2011

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.