BOX 10-A **WARRANTY DEED**

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 09/23/08 10:15 2 pg
Fees:13.00 Taxes:795.50

20080923-0096723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Kristie R Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2008.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristie R. Cole	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
405 Rose Hall	401 Commerce Street	104-6N-405
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37219	
(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, I, **ROBERT P. THOMAS, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTIE R. COLE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 405 on the Plan of Rose Hall, Condominium Site Plan, of record in Plat Book 6900, page 379, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Rose Hall, a horizontal property regime established by Master Deed of record in Boo 7307, page 760, said Register's Office.

Being the same property conveyed to Robert P. Thomas, unmarried by deed from Wall and Clark, a Joint Venture, dated February 17, 1989, of record in Book 7774, page 733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes; (b) All matters appearing on the plan of record in Plat Book 6900, page 379, said Register's Office; and (c) Master Deed of record in Book 7307, page 760, said Register's Office.

This is not the principal place of residence of the Grantor named herein or his spouse.

unimproved ☐

This is improved ☒ property, known as 405 Rose Hall, Nashville, TN 37212

(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, her heirs and assigns forever; and I covenant with the said GRANTEE that I am 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 I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 19th day of September, 2008.

Robert P. Thomas

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 Robert P. Thomas, 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 19th day of September, 2008.

Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011