WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/08 09:38 2 pgs
Fees:13.00 Taxes:1026.75

20081202-0116700

G-FC-08-3504

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF November, 2008.

Notary Public

MY COMMISSION EXPIRES: 4-4-10

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
George E. Sinor, Jr.	Countrywide Bank, FSB	
3504 Robin Road	(NAME) 801 Crescent Center Dr. #510	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	118-14-48.00
(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 CYNTHIA C. KALMENSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE E. SINOR, JR., AN UNMARRIED MAN, 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 LOT 79, WOODMONT BOULEVARD SECTION OF MARENGO PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 2, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA C. KALMENSON, UNMARRIED BY WARRANTY DEED FROM WILLIAM P. DAVIDSON, UNMARRIED, RECORDED ON THE 10TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040810-0096667, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN INCLUDING EASEMENT FOR SANITARY SEWER AND STORM DRAINAGE IN BOOK 5593, PAGE 483.

****The said T.M. Sharp is conveying any marital interest he may have in the property.**

unimproved ( )

This is improved (X) property, known as 3504 Robin Road, Nashville, Tennessee 37204
(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 25th day of November, 2008.

Cynthia C. Kalmenson

Cynthia C. Kalmenson

T. M. Sharp

T. M. Sharp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia C. Kalmenson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of November, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

NOTARY PUBLIC AT LARGE
MARY FRANCES RUDY
DAVIDSON COUNTY, TENN.

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