BILL GARRETT, Davidson County
Trans:T20110002034 DEEDWARR
Recvd: 01/10/11 15:31 2 pgs
Fees:13.00 Taxes:536.50
20110110-0002779

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $145,000.00. Martin B. Stinson Affiant Subscribed and sworn to before me, this the 7th day of January, 2011. Notary Public My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Martin B. Stinson	SUNTRUST MORTGAGE, INC.	Map: 117-03-C
158 Hillsboro Place	401 COMMERCE ST, #6100	Parcel: 158.00C0
Nashville, TN 37215	NASHVILLE, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAM SKIPPER ROSENAU, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN B. STINSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 158 of Hillsboro Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated of record in Book 5200, page 725, amended in Book 5200, page 757 and 758, Register's Office for said County and as established by a Master Deed of Hillsboro Place Condominiums of record in Book 6244, page 394, as amended in Book 6285, page 209, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Sam Skipper Rosenau by deed from Marvin E. Sharpton and wife Imogene B. Sharpton of record in Book 7013, page 965, Register's Office for Davidson County, Tennessee, dated October 16, 1986.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 158 Hillsboro Place, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7 day of ~~December, 2010~~ Jan. 2011

Sam Skipper Rosenau

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sam Skipper Rosenau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of ~~December, 2010~~ Jan. 2011.

Notary Public

My Commission Expires: SEP 24, 2011

ZACHARY T BATTLES
MY COMMISSION #DD718290
EXPIRES: SEP 24, 2011
Bonded through 1st State Insurance