Box 10-B

BILL GARRETT, Davidson County
Trans:T20110048345 DEEDWARR
Recvd: 08/08/11 12:05 2 pgs
Fees:13.00 Taxes:121.73
20110808-0060829

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-05-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENJAMIN COMAN, ET UX	**SAME**	**043-13-0A-059.00 CO**
(NAME) **949 MALLOW DRIVE**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, RONALD D. CHANCE AND WIFE, NANCY A. CHANCE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN COMAN AND WIFE, VIOLICA COMAN,** 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 Condominium Unit No. 5-11 of Robin Hood Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, page 524, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, said Register's Office, for a more complete identification and description of such unit.

Being part of the same property conveyed to Ronald D. Chance and wife, Nancy A. Chance from Hugo Land Company, Inc., a Kentucky corporation, by deed dated February 29, 2000 of record in Instrument #200003130025267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters,as set forth in the Plan of record in Book 5200, page 124; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3436, page 486; Master Deed of record in Book 5388, page 524, as supplemented in Book 6569, page 149, as amended in Book 11399, page 660; By-Laws of record in Book 5388, page 554; Charter of Robin Hood Condominium Association, Inc. of record in Book 5388, page 568, said Register's Office.

unimproved ( )
This is improved(X) property, known as **323 FOREST PARK ROAD, #5-11, MADISON, TN 37115**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 5th day of August, 2011.

Ronald D. Chance

RONALD D. CHANCE

Nancy A. Chance

NANCY A. CHANCE

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 **Ronald D. Chance and wife, Nancy A. Chance**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of August, 2011.

My commission expires: **May 5, 2015**

Deborah J. Cohen

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN