THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12040631**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $200,000.00 Affiant Subscribed and sworn to before me, this30th day of April, 2012. Notary Public My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120034742 DEEDWARR
Recvd: 05/10/12 15:08 2 pgs
Fees:13.00 Taxes:740.00
20120510-0040756

WARRANTY DEED

Address New Owner: Suzanne Aivazian Cohan 3049 Woodlawn Dr Unit L Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-2-D-20.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marie L. Stimson, widowed** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne Aivazian Cohan, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 20, THE CLAIRMONT CONDOMINIUMS, as shown on plat of record in Plat Book 6200, Page 551, as established under Master Deed of record in Book 7096, Page 940, amended in Book 7108, Page 98 and reinstated in Book 8263, Page 703, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Robert E. Stimson, and spouse Marie L. Stimson by Waranty Deed from Brent Hopper, and wife Stacy Hopper, recorded on the 27th day of December, 2000 in Instrument No. 20001227-0126315, in the Register's Office of Davidson County, Tennessee. The said Robert E. Stimson having since died on February 17, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLAIRMONT CONDOMINIUMS, as recorded in Plat Book 6200, Page(s) 551.

Terms and provisions of by-Laws recorded in Book 7096, Page 940, Book 7117, Page 70, Book 7637, Page 319 and Instrument No. 20081210-0119056.

Charter of Homeowners Association recorded in Book 7137, Page 826.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLAIRMONT Condominium of record in Book 7096, Page 940, as amended by instrument(s) of record in Book 7108, Page 98 and Book 8263, Page 703; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4067, Page 943.

This is improved property located at 3049 Woodlawn Dr Unit L Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2012.

Marie L. Stimson

Marie L. Stimson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marie L. Stimson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014