This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 07/29/05 15:29 3 pgs
Fees:18.00 Taxes:599.40
20050729-0089200

File No.: **2120-886368**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twentieth day of July, 2005**, by and between **Scott B. Hertzberg and wife, Kimberly L. Hertzberg**, parties of the first part, and ~~**James Renegar**~~ JAMES C. RENEGAR, III, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 8953, TOGETHER WITH THE CARPORT DESIGNATED NO. 8953-C IN RIVER PLANTATION, SECTION IX, PHASE I, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD BELLEVUE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION IX, PHASE I, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 7900, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 8061, PAGE 341, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SCOTT B. HERTZBERG AND WIFE, KIMBERLY L. HERTZBERG BY SPECIAL WARRANTY DEED FROM PRIMACY CLOSING CORPORATION, A CORPORATION ORGANIZED UNDER THE LAWS OF NEVADA, RECORDED ON THE 16TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031016-0153339, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **142-9H-7CO**
X Improved OR
Unimproved property located at: **8953 Sawyer Brown Rd., Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Scott B. Hertzberg

Kimberly L. Hertzberg

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Scott B. Hertzberg and wife, Kimberly L. Hertzberg** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twentieth day of July, 2005.**

Notary Public

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7/29/07

****

Owner's Name: **James Renegar**

and Address: **8953 Sawyer Brown Rd.**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Son-E

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**162,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twentieth day of July, 2005.**

Notary Public

My Commission Expires: 7/29/07

