Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: Nov. 24, 2007
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/18/05 13:02 2 pgs
Fees:13.00 Taxes:1616.90
20051118-0139612

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy W. Novak	SAME	Map 104-9-J
(NAME)	(NAME)	
3737 West End Avenue Unit 203		Parcel 203
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GLENNA BAKER GERSHOWITZ REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROY W. NOVAK AND BRIAN D. WHITWORTH, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 Unit No. 203 of The Westbury Condominium, a horizontal property regime established pursuant to the provision of the Tennessee Horizontal Property Act (Tennessee Code annotated Section 66-27-101, et seq.) and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, of record in Book 6819, page 239, said Register's Office, as amended by the First Amendment to Master Deed of record in Book 6886, page 662and Second Amendment of record in Book 6958, page 220 as amended in Instrument #20000606-0055942, said Register's office, to which reference is hereby made for a more complete description of said Unit. Together with the allocated Parking Space No. 15 and Reserved Space No. S-14, which have been allocated to the aforesaid Unit as an inseparable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to Glenna Baker Gershowitz Revocable Living Trust by Quitclaim Deed from Glenna Gershowitz of record in Book 20030902-0126435, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes and subsequent years and (b) Master Deed and Bylaws of record in Book 6819, pages 210 and 239, Book 6886, page 662, Book 6958, page 220 and Instrument #20000606-0055942, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3737 West End Avenue Unit 203, Nashville, TN 37205
(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 my hand this 17th day of November, 2005.

Glenna Baker Gershowitz Revocable Living Trust

By: _____
Glenna Baker Gershowitz, Trustee

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 Glenna Baker Gershowitz, with whom I am personally acquainted, and who acknowledged that she is the trustee of the Glenna Baker Gershowitz Revocable Living Trust and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2005.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

_____
Notary Public