Return to: First Title and Escrow Company, Inc.
File Number 25209 Box 9B

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/06 14:31 2 pgs
Fees:13.00 Taxes:1061.90
20060321-0032425

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$287,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2006.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE Clayton (AFFIX SEAL)
My Commission Expires November 29, 2006
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jared B. Averbuch** | **SunTrust Mortgage, Inc.** | **131-03-0-F-001co** |
| **100 Oak Meadow Lane** | **201 Fourth Avenue North, 7th Floor** | |
| **Nashville, TN 37215** | **Nashville, TN 37219** | |

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,

**Southern Corporation, a Tennessee corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jared B. Averbuch** , unmarried

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:

**BEING a certain Condominium Apartment in Davidson County, Tennessee, known as Unit No. 100 of the Oak Meadows Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Oak Meadows Homeowners' Association, of record in Book 6441, Page 69, and amended in Book 7395, Page 398, and re-recorded in Book 7444, Page 448, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6441, Page 100, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Oak Meadows Condominium Apartments, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Book 6441, Page 69, said Register's Office, for a more complete identification and description of said Unit.**

**BEING the same property conveyed to Southern Corporation, a Tennessee Corporation, by Warranty Deed from Robert B. Sneed, Jr. and wife, Glenda G. Sneed, of record in Instrument No. 20030507-0061200, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oak Meadows Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.**

This is Improved (X) unimproved (____) property, known as: **100 Oak Meadow Lane, 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 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 its hand by its duly authorized officer this **17th** day of **March, 2006.**

**Southern Corporation**

By: Nancy W. Warren, President
**Nancy W. Warren, President**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Nancy W. Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of the Southern Corporation, within named bargainor, a corporation, and that she as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such president.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **March, 2006.**

**Notary Public**

**My Commission Expires** 5/22/07

JUDITH T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY