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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 25270-03-2006**<br><br>**Record & Return To:**<br>**Nations Title Agency**<br>**5214 Maryland Way**<br>**Brentwood, TN 37027**<br>DLETNDIADT | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.<br>Affiant<br>Subscribed and sworn to before me this 20th day of April, 2006.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Stephen Anderson<br>Stacey Robshaw<br>807 18th Avenue #South 304<br>Nashville, TN 37212 | American Home Mortgage<br>538 Broad hollow Rd<br>Melville, NY 11747 | Map No.092.16-0C<br>Parcel No. 304.00-CO |

**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, **Bruce Zeitlin, a/k/a Bruce D. Zeitlin and wife, Beth Zeitlin, a/k/a Beth M. Zeitlin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Anderson, Unmarried and Stacey Robshaw, Unmarried as Joint Tenants with right of Survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 807 18th Avenue #South 304, Nashville, TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 20th day of April, 2006.

Bruce D. Zeitlin

Beth M. Zeitlin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bruce D. Zeitlin and Beth M. Zeitlin**, 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, at office, this 20th day of April, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/01/06 12:40 2 pgs
Fees:13.00 Taxes:1221.00

20060501-0049830

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 304 and Parking Space No. 32, together with the appurtenant interest in the common elements of 807 Eighteenth Avenue, a horizontal property regime established by Master Deed, of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, amended in Instrument No. 20051123-0142078, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Bruce Zeitlin and wife, Beth Zeitlin by Warranty Deed dated January 31, 2006 from 807 Eighteenth Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20060203-0014039, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Charter of Incorporation of 807 Eighteenth Homeowners Association, Inc. of record in Instrument No. 20041130-0142097, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 807 Eighteenth Avenue, of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, amended in Instrument No. 20051123-0142078, re-recorded in Instrument No. 20060109-0003220, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 1, page 69, Chancery Court, Nashville, Tennessee.
7. Easements and Agreements set forth in Boundary Line Settlement, Quitclaim Deed and Grant of Easements recorded in Instrument No. 20050420-0044082, Register's Office for Davidson County, Tennessee.