This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 06/20/06 13:53 2 pgs
Fees:13.00 Taxes:788.10
20060620-0073607

File No.: **06-1348**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Jamie W. Slobodnik and wife, Sheryl A. Slobodnik, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Eleanor R. Geller, unmarried and Kara M. Matney as joint tenants with right of survivorship ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 200, PHASE TWO, OAK HIGHLANDS OF RECORD IN INSTRUMENT NUMBER 199912130302267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMIE W. SLOBODNIK AND WIFE, SHERYL A. SLOBODNIK BY WARRANTY DEED FROM YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION, RECORDED ON THE 6TH DAY OF JULY, 2001 IN INSTRUMENT NO. 20010706-0072326, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **173-04A-200.000 CO**
☒ Improved OR
☐ Unimproved property located at: **5232 Ridgefalls Way, Antioch, TN 37013**

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.

Witness our hands on this the **15th** day of **June, 2006.**

Jamie W. Slobodnik
By DeAnne Youssefi, his Attorney in Fact

Jamie W. Slobodnik
By: DeAnne Youssefi, His Attorney in Fact

Sheryl A. Slobodnik
by DeAnne Youssefi, her Attorney in fact

Sheryl A. Slobodnik
By: DeAnne Youssefi, Her Attorney in Fact

STATE OF **Tennessee** COUNTY OF **Davidson**

On this 15th day of June, 2006, before me personally appeared DeAnne Youssefi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jamie W. Slobodnik and Sheryl A. Slobodnik, and who acknowledged that such person executed the same as the free act and deed of Jamie W. Slobodnik and Sheryl A. Slobodnik.

Witness my hand and Notarial Seal on this the **15th** day of **June, 2006.**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires MAR. 21, 2009

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STATE OF **Tennessee**

COUNTY OF **Davidson**

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 **$213,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eleanor R. Geller

Affiant

Subscribed and sworn to before me on this the **15th** day of **June, 2006.**

C.M. Corriveau

Notary Public

My Commission Expires

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

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Owner's Name: **Eleanor R. Geller**

and Address: **5232 Ridgefalls Way, Antioch, TN 37013**

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