WARRANTY DEED

FILE BOX 19B
06-10-056-K

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of January, 2007

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SHANNON D'ACQUISTO AND HUSBAND, JOSHUA D'ACQUISTO	NEW OWNERS	52-13-0-A
(NAME) 2975 Ardilla Rd.	(NAME)	9/10/34/40/42/43.00CO
(ADDRESS) Atascadero, CA 93422	(ADDRESS)	Davidson County DEEDWARR Recvd: 01/09/07 11:32 2 pgs Fees:13.00 Taxes:1794.50 **20070109-0003681**
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JULIUS AND SONIA DOOCHIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHANNON D'ACQUISTO AND HUSBAND, JOSHUA D'ACQUISTO**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Units 9, 10, 34, 40, 42 & 43, in a Horizontal Property Regime as shown on the condominium site plan of River Glen Condominium Apartments, Phase One, as of record in Plat Book 6200, Page 671, Register's Office for Davidson County, Tennessee.

THE PREMISES herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of River Glen Condominium Apartments, as of record in Book 6900, Page 671, and Master Deed of record in Book 7566, Page 571 as amended in Instrument No. 20040915-0111299 and 20040915-0111301; and Charter of record in Book 8069, Page 158, said Register's Office.

BEING part of the same property conveyed to JULIUS AND SONIA DOOCHIN, LLC by Deed from JULIUS AND SONIA DOOCHIN of record in Book 10619, Page 224 and corrected in Instrument No. 20031104-016208 and 20031126-0171809, said Register's Office.

THIS conveyance is subject to all 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; 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 River Glen, of record aforementioned, said Register's Office; 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(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 2716,2718,2721,2722,2723,2736 Penn Meade Dr, Nashville, TN, 37214.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 8th day of January, 2007

JULIUS AND SONIA DOOCHIN, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
BENJAMIN A. DOOCHIN, AUTHORIZED MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **BENJAMIN A. DOOCHIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **AUTHORIZED MEMBER** of **JULIUS AND SONIA DOOCHIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such **AUTHORIZED MEMBER**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **LIMITED LIABILITY COMPANY** by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of January, 2007.

My Commission Expires: 03/31/07

_____
Notary Public

