WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/07 10:26 2 pgs
Fees:13.00 Taxes:777.00
20070122-0008260

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

07-01-017-K

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of January, 2007

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

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
IRVING J. SLOTCHIVER and BETTIE G. SLOTCHIVER	NEW OWNERS	142-9-H
(NAME) 8920 SAWYER BROWN ROAD	(NAME)	138.00CO
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ROY SHAINBERG and wife, ROSLYN K. SHAINBERG**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **IRVING J. SLOTCHIVER and wife, BETTIE G. SLOTCHIVER**, 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: Unit 8920, together with the carport designated No. 8920-C, in a Horizontal Property Regime as shown on the condominium site plan of River Plantation, Section IX, Phase II-F, as of record in Book 7900, Pages 672 and 673, 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 Plantation Condominium as of record in Book 7900, Pages 672 and 673, and Master Deed of record in Book 8061, Page 341 as amended in Book 9326, Page 713, and further described in annexation document of record in Book 9247, Page 951, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section 1X, Phase II-F Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-346, and annexation document in Book 9247, Page 951, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 8494, Page 626, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, as amended in Book 8975, Page 89, Book 9053, Page 256, Book 9247, Page 951, and Book 9247, Page 951, Register's Office for said County.

BEING the same property conveyed to ROY SHAINBERG AND WIFE, ROSLYN K. SHAINBERG by deed from HAURY & SMITH CONTRACTORS, INC., dated March 30, 1995 of record in Book 9635, Page 46, said Register's Office for Davidson County, Tennessee.

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 PLANTATION, 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: 8920 SAWYER BROWN ROAD, NASHVILLE, TN, 37221.

(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, our hands, this 19th day of January, 2007.

ROY SHAINBERG

ROSLYN K. SHAINBERG

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 **ROY SHAINBERG and wife,** ROSLYN K. **SHAINBERG**, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 19th day of January, 2007.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.