WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David D. Weinstein	1ST TRUST BANK FOR SAVINGS	**82-14-A-32CO**
(NAME)	(NAME)	
808 1st Avenue North	P.O. BOX 17257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	MEMPHIS, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Leslie Scruggs, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David D. Weinstein, an unmarried person**, 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 Country, Tennessee, being Unit No. 808 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, 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 Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with an undivided interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit 'E' to the Mater Deed of record in Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, for a more complete and accurate description.

BEING the same property conveyed to Leslie Scruggs, an unmarried person by General Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership dated May 5, 2006 of record in Instrument No. 20060508-0053344, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **808 1st Avenue North, Nashville, TN 37201**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 04/11/07 15:10 2 pgs
Fees:13.00 Taxes:566.10
20070411-0043555

Witness my hand this 5th day of April, 2007.

Leslie Scruggs

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Leslie Scruggs** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the fore going instrument for the purpose there in contained, and that she executed the same as his act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 5th day of April, 2007.

Commission expires: 7/19/2007

Justin Tatum Notary Public

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19,2009