PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/07 13:08 2 pgs
Fees:13.00 Taxes:1665.00
20070514-0057473

State of Tennessee)
County of Davidson)

07-02-027-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$450,000.00~~ $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of May, 2007.

E. Mannix
Notary Public

My Commission Expires: 11-22-10

E. MANNIX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY AFFIX SEAL

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
GEORGE BANFALVI	"NEW OWNER"	142-2-A
(NAME) 8122 Sawyer Brown Road	(NAME)	206.00CO
(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, **ANN M. LEVINE, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GEORGE BANFALVI, A MARRIED MAN** 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:

LAND in Davidson County, Tennessee being Unit No. 206, of THE ARLINGTON AT WILLIAMSBURG OFFICE PARK CONDOMINIUMS, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 8023, Page 735, Register's Office for Davidson County, Tennessee, and amended by an instrument designated as Amendment to the Master Deed of The Arlington at Williamsburg Office park Condominiums, recorded simultaneously herewith, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A" of said Amendment to the Master Deed of The Arlington at Williamsburg Office Park Condominiums. Reference is hereby made to the plat of The Arlington at Williamsburg Office park Condominiums set forth as Exhibit "A" of said Amendment to the Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to ROBERT C. LEVINE AND WIFE, ANN M. LEVINE, by Warranty Deed from GEORGE GIANIKAS, Trustee, with full power to transfer, convey, mortgage or encumber without joinder of beneficiary by deed of record in Book 8166, Page 639, said Register's Office. Subsequently, ROBERT C. LEVINE conveyed his interest to ANN M. LEVINE by QuitClaim Deed of record in Book 10233, Page 628, said Register's Office.

THIS instrument is being executed in behalf of **ANN M. LEVINE AND HUSBAND ROBERT C. LEVINE** pursuant to a Power of Attorney executed by same on the 8TH day of MAY, 2007, and being filed for record in Instrument No. 20070514-0057472, and being recorded simultaneously herewith.

ROBERT C. LEVINE, spouse of the above named **ANN M. LEVINE**, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

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 The Arlington at Williamsburg Office Park Office Condominiums, 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: 8122 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 11th day of May, 2007.

ANN M. LEVINE

By: _____
MICHAEL J. LEVINE, ATTORNEY-IN-FACT

ROBERT C. LEVINE

By: _____
MICHAEL J. LEVINE, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 9th day of April, 2007, before me personally appeared **MICHAEL J. LEVINE**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **ANN M. LEVINE AND HUSBAND ROBERT C. LEVINE**, and acknowledged that he executed the same as the free act and deed of the said ANN M. LEVINE AND HUSBAND, ROBERT C. LEVINE.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of May, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON