Davidson County DEEDWARR
Recvd: 05/21/07 11:01 2 pgs
Fees:13.00 Taxes:814.00

20070521-0060168

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45274 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. TINNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene Nabi et ux	SAME AS NEW OWNER	142-9-F-724
724 General George Patton Road		
Nashville, TN, 37221		

FOR AND IN 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, I/WE,

Arden E von Haeger and wife, Lisa G. von Haeger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gene Nabi and wife, Joy Nabi

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:

Land in Davidson County, Tennessee, being Unit No. 724, together with carport designated No. 724-C on the Plan of (Amended) River Plantation Phase II-Section VIII, of record in Plat Book 6900, page 397, amended in Book 6900, pages 514-517, Plat Book 6900, pages 654-657, corrected in Book 8123, page 690, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Eight, Phase II), a horizontal property regime established by Master Deed of record in book 7417, page 396, said Register's Office.

Being the same property conveyed to Arden E. von Haeger and wife, Lisa G. von Haeger by deed from Edna G. Hickerson, unmarried and son, William L. Hickerson, married, of record in Instrument Number 20060509-0054305, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 county taxes which have been prorated by the parties and assumed by the Grantee.

2. Declaration of Covenants, conditions, By-Laws and Restrictions for River Plantation, Sections 8-11 Umbrella Association, of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction. If any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

3. Charter of Incorporation of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Eight, Phase II), of record in Book 7417, page 396, Register's Office for Davidson County, Tennessee.

5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C. Section 66-27-101, et seq.

6. All matters appearing on the Plan of record as Book 6900, page 397, amended in Book 6900, pages 514-517, Book 6900, pages 654-657 and Surveyor's Certification of Correction in Book 8123, page 690, Register's Office for Davidson County, Tennessee.

7. Storm water detention agreement of record in Book 7344, page 438, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 724 General George Patton Road, Nashville, TN 37221

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.

Witness my/our hand(s) this 11th day of May, 2007

Arden E von Haeger

Lisa G von Haeger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Arden E von Haeger and wife, Lisa G von Haeger, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010