PREP :D BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK D' , SUITE 330 BRENTWOOD, TN 3.027

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/20/07 15:27 2 pgs
Fees:13.00 Taxes:754.80
20070620-0073875

W & I Ref:( _gj__ ) Title No: 48712
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Sanjay Athavale<br><br>3000 Hillsboro Pike #43<br>Nashville, Tennessee 37215 | New Owner |

**TAX MAP-PARCEL NUMBERS:** 117030A04300CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$204,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kate L. Berlin and spouse, Brian D. Rabinovitz**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sanjay Athavale/unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.43 of Versailles Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, Page 80, as amended by Surveyors Certificate of Correction of record in Book 5171, Page 153, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Kate Berlin, unmarried by deed from Laura N. Lipscomb, of record in Doc. No. 20030402-0043465, said Register's Office. By Quitclaim Deed of record in 20051227-0153632, Register's Office for said County, Kate Berlin conveyed subject property to Kate L. Berlin and husband, Brian D. Rabinovitz.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 80, as amended by Surveyors Certificate of Correction in Book 5171, Page 153, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5168, page 944, Book 5168, page 961, Book 5589, page 367, Book 5659, Page 641, rerecorded in Book 5667, Page 375, Book 7770, Page 995, Book 8434, Page 719, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

**This is improved property, known as: 3000 Hillsboro Pike # 43, Nashville, Tennessee 37215**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 13th day of June, 2007.

Kate L. Berlin

Brian D. Rabinovitz

**State of** TENNESSEE
**County of** DAVIDSON

On this 13th day of June, 2007 , before me the undersigned authority, personally appeared Kate L. Berlin Brian D. Rabinovitz , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DEBORAH GAIL JOHNSON DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $204,000.00

Affiant

Sworn and subscribed before me this the 18th day of June, 2007

Notary Public

My Commission Expires: 11-22-10

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY