(2)

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$192,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn M. Barabach and Roman F. Barabach	SunTrust Mortgage, Inc.	**141-6-C-50CO**
(NAME) **4025 Stonybrook Drive**	(NAME) 201 Fourth Ave. N. 7th Floor	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Nashville TN 37219	
(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, **Austin J. Levine and wife, Lisa Levine**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynn M. Barabach and Roman F. Barabach**, 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 Lot No. 6 on the plan of Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Austin J. Levine, a married man and Lisa D. Levine, his wife by deed from Beazer Homes Corporation, DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040618-0072754 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Subject to Restrictive Covenants of Record in Instrument No. 20030205-0016044; Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893; By-Laws of Record in Instrument No. 20030218-0020999; Charter of the Homeowner's Association of Record in Instrument No. 20030128-0020998; The Plan of Record in Instrument No. 20030709-0094605 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **4025 Stonybrook Drive, Nashville, TN 37221**

(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.

Witness our hands this 28th day of June, 2007.

Austin J. Levine

Lisa Levine
By: Austin J. Levine, Attorney in Fact

Davidson County DEEDWARR
Recvd: 08/03/07 13:04 2 pgs
Fees:13.00 Taxes:710.40

20070803-0092656

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 Austin L. Levine, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28TH DAY OF JUNE, 2007.

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON



Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Austin J. Levine with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Lisa Levine and being authorized to act on behalf of said persons he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28TH DAY OF JUNE, 2007.

Commission expires:



Notary Public