WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/07 10:04 2 pgs
Fees:13.00 Taxes:804.75

20070919-0112002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

Patricia Lynn Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: AFFIX SEAL

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN
My Commission Expires July 8, 2008

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Lynn Hayes	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
7252 Highway 70 South Unit # 304	201 4th Avenue North / 7th Floor	**MAP 142-07-F**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37219	**PARCEL 81.00CO**
(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, **PHILLIP J. SHRAYBMAN AND NYUMA S. SHOR** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA LYNN HAYES, UNMARRIED,** 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. 81, Unit 304, of Bellevue Commons Townhouses, as established by Master Deed in Instrument No. 20000720-0071772 amended by Instrument No. 20000828-0084760 of record in the Register's Office of Davidson County, Tennessee, the premises herein conveyed is a condominium project established pursuant to the provisions of the Tennessee horizontal property act as set out in section 66 27 101 et. seq of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration hereof; to the easements , rights and interests 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 buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed establishing a horizontal property regime of Bellevue Commons Townhomes.

Being the same property conveyed to Phillip J. Shraybman and Nyuma S. Shor by Quitclaim Deed from Phillip J. Shraybman, dated August 17, 2007, recorded August 20, 2007 of record in Instrument No. 20070820-0099256, Register's Office for Davidson County, Tennessee. Also acquired by Trustee's Deed dated July 20, 2007 or record in Instrument No. 20070808-0094843, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record and Restrictive covenants contained in Master Deed of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, said Register's Office; and (c) Charter of record in Instrument No. 20000720-0071771, Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204, said Register's Office.

The property herein conveyed is not the residence of the grantors.

unimproved ☐
This is improved ☒ property, known as 7252 Highway 70 South Unit # 304, 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 18th day of September, 2007.

Phillip J. Shraybman

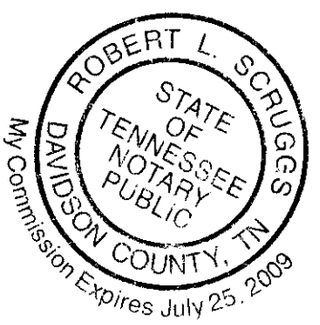
Nyuma S. Shor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Phillip J. Shraybman and Nyuma S. Shor the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of September, 2007.

Commission expires:



Notary Public