WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/07 11:41 2 pgs
Fees:13.00 Taxes:403.30

20071019-0124126

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $109,000.00.

Affiant

Subscribed and sworn to me on October 9, 2007.

NOTARY PUBLIC

W. CARL SPINING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
W. Carl Spining
My Commission Expires
September 20, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22813SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan D. Gore 2940 Baby Ruth Lane, Unit 22 Antioch, TN 37013	Same as new owners	163-11-E-49

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lyudmila Zheltkova, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jonathan D. Gore, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 22 of Oak Grove Townhomes according to Survey and Plat of record as Instrument No. 20021126-0146722 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Lyudmila Zheltkova by Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record as Instrument No. 20070905-0106592 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plat of record as Instrument No. 20021126-0146722 in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the 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 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 undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oak Grove Townhomes Condominiums of record as Instrument 20020930-

0118631 as amended by Instrument No 20040511-053732 and Instrument No. 20040511-0053733 in the Register's Office for Davidson County, Tennessee.

4. Charter of Oak Grove Townhomes Owners Association of record as Instrument No. 20020930-0118631 in said Register's Office.
5. Easement of record in Book 3843, page 727, in said Register's Office.
6. Stormwater Detention Agreement of record as Instrument No. 20021015-0126623 in said Register's Office.

This property is also known as improved property located at 2940 Baby Ruth Lane, Unit 22, Antioch, TN 37013.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on October 9, 2007.

Lyudmila Zheltkova

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 9, 2007, before me personally appeared Lyudmila Zheltkova, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his/her free act and deed.

Witness my hand and official seal on October 9, 2007.

NOTARY PUBLIC

My Commission Expires:

W. CARL SPINING STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
September 20, 2008
STATE OF TENNESSEE