WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/07 10:45 2 pgs
Fees:13.00 Taxes:519.85

20071231-0148865

State of Tennessee)
County of Davidson)

07-12-007-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Debbie A. Meadows
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of December, 2007

Cari Allen
Notary Public

My Commission Expires: 1/23/10

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (AFFIX SEAL) My Commission Expires January 23, 2010

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
VANESSA GRIMALDI (NAME)	STANDARD MORTGAGE CORPORATION (NAME)	131-01-0-D
5025 Hillsboro Pike# 14Q (ADDRESS)	701 Poydras Street, Ste. 300 Plaza (ADDRESS)	099.00CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	New Orleans, LA 70139 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BARI ZELIZER, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VANESSA GRIMALDI,** , hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee being Unit No. 99, also known as apartment No. 140, and Unit 14Q, of Georgetown Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said apartment unit as set forth in said Master Deed. Reference is hereby made to the Plat of Georgetown Apartments as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to BARI ZELIZER, by Deed from CAROL JEAN BERRY, UNMARRIED, of record in Instrument No. 20061128-0146808, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **BARI ZELIZER** pursuant to a Power of Attorney executed by same on the 15th day of December, 2007, and being filed for record in Instrument No. 20071231-0148864, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 5025 Hillsboro Pike#14Q, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 20th day of December, 2007

BARI ZELIZER

By: _____
GAIL ZELIZER, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 20th day of December, 2007, before me personally appeared **GAIL ZELIZER**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **BARI ZELIZER**, and acknowledged that she executed the same as the free act and deed of the said BARI ZELIZER.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of December, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

[redacted]

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by **the principal's death, disability or incapacity.**

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

[redacted], **AFFIANT**
Karen Russell

Sworn to and subscribed before me this 20th day of December, 2007.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON