B0436

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/08 14:13 3 pgs
Fees:18.00 Taxes:488.40

20080610-0059787

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,000.00.

Affiant

Subscribed and sworn to me on June 9, 2008.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23307SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jay Geller Amy-Jill Levine 900 19th Avenue, South, #702 Nashville, TN 37212	NEW OWNERS 6686 Clearbrook Drive Nashville, TN 37205	92-16-B-710 CO

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, Jeffrey S. Ervin and wife, Carrie Ervin, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jay Geller and wife, Amy-Jill Levine, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 702, Level 9, of University Square Condominium Apartments, of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Book 7051, page 529, as amended in Book 7119, page 884, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for University Square Condominium Apartments, for proper identification.

Being the same property conveyed to Jeffrey S. Ervin, by Warranty Deed from Lineberry Properties, Inc., a Tennessee corporation, of record in as Instrument No. 20040430-0049144, Register's Office for Davidson County, Tennessee.

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

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. All Matters shown on plan of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee.
4. 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 University Square Condominiums of record in Book 7051, page 529, as amended in Book 7119, page 884, Register's Office for Davidson County, Tennessee.
5. Collateral Assignment of Assessments and Lien Rights of record as Instrument No. 20070511-0056825, Register's Office for Davidson County, Tennessee.
6. Rights of others in and to the common areas/elements.
7. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

This property is also known as improved property located at 900 19th Avenue, South, #702, Nashville, TN 37212.

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 GRANTORS does covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on June 9, 2008.

Jeffrey S. Ervin

Jeffrey S. Ervin

By: Atty-in-fact

Terri Hollandsworth, Attorney-In-Fact

Carrie Ervin

Carrie Ervin

By: Atty-in-fact

Terri Hollandsworth, Attorney-In-Fact

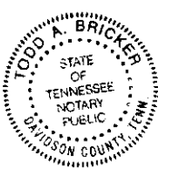
TATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Hollandsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jeffrey S. Ervin, as his Attorney in Fact, as the free act and deed of the within named Jeffrey S. Ervin.

Witness my hand and official seal this 9th day of June 2008.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

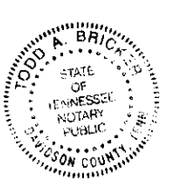
STATE OF TENNESSEE)
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NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Exp
STATE OF TENNESSEE