# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/08 09:15 2 pg
Fees:13.00 Taxes:421.43

20080701-0067521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 25, 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 |
|---|---|---|
| **Gwendolyn M. Vickers** | SAME AS OWNER | **MAP 142-060.00** |
| (NAME) | (NAME) | |
| **810 Bellevue Road 125** | | **PARCEL 125.00CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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 JOSEPH SHRAYBMAN AND NYUMA SHOR** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GWENDOLYN M. VICKERS, 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 Building No. 7, Unit No. 125 and Garage No. 2 on the Plan of "Peppertree" Creekside Meadows Condominiums as shown on Plan of record in Book 4675, page 128-130, Registers' Office for Davidson County, Tennessee and Condominium created by Master Deed of record in Book 4984, page 257 and as amended in Book 4984, page 174 Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6237, page 644; Book 6535, page 724; Book 6874, page 354 and Book 7610, page 973, together with undivided interest in the common elements appurtenant thereto.

Being the same property conveyed to Phillip Joseph Shraybman and Nyuma Shor, a one-half undivided interest each as tenants in common by Substitute Trustee's Deed from Deanie L. Gregory, as Substitute Trustee, dated January 9, 2008, recorded January 29, 2008, of record in Instrument No. 20080129-0009193, Register's Office for Davidson County, Tennessee.

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) 2008 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 4675, page 128-130, said Register's Office; (c) Restrictive covenants contained in Book 4834, page 257 and amended in Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6237, page 644; Book 6535, page 724; Book 6874, page 354 and Book 7610, page 973, said Register's Office; and (d) Charter of record in Book 4836, page 610, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road 125, 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 30th day of June, 2008.

Phillip Joseph Shraybman

Nyuma Shor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Phillip Joseph Shraybman and Nyuma Shor the within named bargainor, 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 30th day of June, 2008.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public