WARRANTY DEED



State of Tennessee)
County of Davidson) 08-06-003-KR

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2008.

Notary Public

My commission expires: 01/03/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carolyn J. Andrews **Lisa Elaine Summerfield**	**PROVIDENT FUNDING ASSOCIATES, L.P.**	~~104-02-0-2-203CO~~ 104-2-Z
3163 Parthenon Avenue, Unit #203	**P. O. Box 5914**	203.00 CO
Nashville, TN 37203	**Santa Rosa, CA 95402**	

FOR AND IN 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,

***Aaron J. Przybysz and Frederick Przybysz and wife, Kathleen Przybysz**
*unmarried
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn J. Andrews, a single woman, and Lisa Elaine Summerfield, a married woman

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit # 203 of the Parthenon Park Townhomes (Phase 1 and Phase 2) , as established by a Master Deed for Parthenon Park Townhomes , of record as Instrument No. 20040514-0056982, Register's Office for Davidson County, Tennessee, pursuant to Title 66, Chapter 27, Sections 101, et seq., as amended of the Tennessee Code Annotated, of record as Exhibit "E" of said Master Deed, to which reference is hereby made for a more complete description of said units.

BEING the same property conveyed to Frederick Przybysz and wife, Kathleen Przybysz, by Warranty Deed from Parthanon Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20040617-0071672, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Aaron J. Przybysz and Frederick Pryzbysz and wife, Kathleen Przybysz by Quitclaim Deed of record in Instrument No. 20061228-0160396, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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, of record aforementioned; 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 Parthenon Park Townhomes, of record aforementioned; 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 herein.

THIS instrument is being executed on behalf of Frederick Przybysz and Kathleen Przybysz, pursuant to a Power of Attorney executed by same on the 24th day of June, 2008, of record in Instrument No. 20080701-0067984 **, Register's Office for Davidson County, Tennessee.**

This is Improved (X) unimproved (____) property, known as: **3163 Parthenon Avenue, Unit #203, Nashville, TN 37203**

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.

Davidson County DEEDWARR
Recvd: 07/01/08 15:06 3 pgs
Fees:18.00 Taxes:943.50
20080701-0067985

Witness my hand this **30th** day of **June, 2008.**

Aaron J. Przybysz

Frederick Przybysz
By: _____, Attorney-in-fact
Aaron J. Przybysz, Attorney-in-fact

Kathleen Przybysz

By: _____, Attorney-in-fact
Aaron J. Przybysz, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aaron J. Przybysz,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2008.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Aaron J. Przybysz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Frederick Przybysz and Kathleen Przybysz, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Frederick Przybysz and Kathleen Przybysz for the purpose therein contained, by signing the name of Frederick Przybysz and Kathleen Przybysz by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, **2008.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Russell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/8/2012

Notary Public

