1062

WARRANTY DEED

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

State of Tennessee)
County of Davidson)

09-09-007-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~130,000.00~~ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of September, 2009

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

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
WILLIAM P. SIZER (NAME)	" NEW OWNER " (NAME)	142-10-A
7439 Highway 70 S Apt.11 (ADDRESS)	(ADDRESS)	033.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(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, **ABE'S GARDEN, A TENNESSEE NOT FOR PROFIT CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM P. SIZER, UNMARRIED**, hereinafter called the Grantee(s), his 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 Unit No. F-1, together with the carport designated No. F-1-C, in River Plantation Condominiums, Section One, 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 4562, Page 474, as amended in Instrument No. 20051020-0126564, 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 of River Plantation Condominiums in Book 4460, Page 59, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to ABE'S GARDEN, A TENNESSEE NON-PROFIT CORPORATION, by Deed from EMILY PUGH, A WIDOW NOW UNMARRIED, dated July 24, 2009, of record in Instrument No. 20090724-0069782, and dated May 27, 1977 of record in Book 5152, Page 389, 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 River Plantation Condominiums, 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.

BILL GARRETT, Davidson County
Trans: T20090068417 DEEDWARR
Recvd: 10/07/09 08:42 2 pgs
Fees: 13.00 Taxes: 481.00

20091007-0093270

BEING unimproved ☐
Improved ☒ property known as: **8207 Sawyer Brown Road, F-1, Nashville, TN, 37221.**

(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, its hands, this 18th day of September, 2009

ABE'S GARDEN,
A TENNESSEE NOT-FOR-PROFIT CORPORATION
By: _____
MICHAEL D. SHMERLING, PRESIDENT & CHAIRMAN
OF THE BOARD OF DIRECTORS

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT & CHAIRMAN OF THE BOARD OF DIRECTORS of **ABE'S GARDEN , A TENNESSEE NOT FOR PROFIT CORPORATION,** the within named bargainor(s), and that he as such President & Chairman of the Board of Directors, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Not For Profit Corporation by himself as such officer.

Witness my hand and official seal at ~~Brentwood~~ Nashville, Tennessee, this 18th day of September, 2009.

My Commission Expires: 01/03/11

_____
Notary Public

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY