SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-3

(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Ian Levitt	Regions Bank D/B/A Regions Mortgage	172-5.00 007.00
(NAME)	(NAME)	
8016 Cloverland Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(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, Edward R. Frebowitz and wife, Laurie K. Frebowitz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ian Levitt, an unmarried man, and Karen Matejka, an unmarried 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 Lot No. 7 on the Plan of Harvard Estates Subdivision, Section II, as of record in Plat Book 4675, Page 61, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Edward R. Frebowitz and wife, Laurie K. Frebowitz, by Warrnaty Deed from David W. Shacklett, unmarried, as of record in Instrument Number 20060313-0028761, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Laurie Frebowitz by Edward Frebowitz as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20091201010996 3, in the Register's Office for Davidson County, Tennessee. The said Laurie Frebowitz is one and the same person as Laurie K. Frebowitz. The said Edward Frebowitz is one and the same person as Edward R. Frebowitz.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 8016 Cloverland Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on "AS IS" and "WHERE IS" basis. And Grantor does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090081124 DEEDWARR
Recvd: 12/01/09 14:21 2 pgs
Fees:13.00 Taxes:1479.63

20091201-0109964

Witness our hands this 23rd day of November, 2009.

Edward R. Frebowitz

Laurie K. Frebowitz a/k/a Laurie Frebowitz
By: Edward Frebowitz as 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 Edward R. Frebowitz, 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 Franklin, Tennessee this 23rd day of November, 2009.

Commission expires:

Notary Public

Beth Tripiett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of November, 2009, before me personally appeared Edward R. Frebowitz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of Laurie K. Frebowitz, and acknowledged that he executed the same as the free act and deed of the said Laurie K. Frebowitz, through Power of Attorney granted Edward R. Frebowitz by the said Laurie K. Frebowitz.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of November, 2009.

Commission expires:

Notary Public

Beth Tripiett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County