WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/10 10:06 2 pgs
Fees:13.00 Taxes:333.00
20100528-0041264

State of Tennessee)
County of Davidson)

10-05-010-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of May, 2010

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHELE JOHNSON	" NEW OWNER "	052-13-0-A
(NAME)	(NAME)	043.00, 042.00, 009.00, 040.00, & 010.00
3514 Hobson Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **JULIUS AND SONIA DOOCHIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHELE JOHNSON, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit Nos. **43, 42, 9, 40, & 10, in a Horizontal Property Regime as shown on the condominium site plan of River Glen Condominium Apartments, Phase One,** as of record in Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee.

THE PREMISES herein are condominium apartments established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of River Glen Condominium Apartments, as of record in Plat Book 6900, Page 671, and Master Deed of record in Book 7566, Page 571, as amended in Instrument No. 20040915-0111299, and in Instrument No. 20040915-0111301; Charter of record in Book 8069, Page 158, said Register's Office.

BEING the same property conveyed to JULIUS AND SONIA DOOCHIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Trustee's Deed from PETER WEISS, TRUSTEE, dated April 15, 2009, of record in Instrument No. 20090416-034407, Register's Office for Davidson County, Tennessee. Subsequently from Shannon D'Acquisto and husband, Joshua D'Aqcquisto, dated January 8, 2007 of record in Instrument No. 20070109-0003681, said Register's Office.

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 Glen, 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.

Based upon information provided by the Parties to this conveyance, that as of the date of this transfer, the subject Premises have suffered certain direct and indirect damage, as a result of the effects of flood water intrusion at the Premises. The Parties acknowledge and agree, that the subject Premises are being transferred by the Grantor to Grantee(s) in an **"AS IS/WHERE-IS"** condition without any representations and/or warranties, as to use and/or habitability.

BEING property known as: **2716, 2718, 2721, 2722, & 2723 Penn Meade Drive, Nashville, TN, 37214.**

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 25th day of May, 2010

JULIUS AND SONIA DOOCHIN, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
BENJAMIN A. DOOCHIN, CHIEF MANAGER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **BENJAMIN A. DOOCHIN**, 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 CHIEF MANAGER of **JULIUS AND SONIA DOOCHIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2010.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.

_____
Dee Files Kennedy

State of Tennessee)
County of Davidson)

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

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON