1 GSAM Bk 44

BILL GARRETT, Davidson County
Trans:T20120019183 DEEDWARR
Recvd: 03/16/12 09:48 2 pgs
Fees:13.00 Taxes:791.80
20120316-0022600

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $214,000.00.

AFFIANT

Subscribed and sworn to before me, this 14 day of March, 2012.

Notary Public

My Commission Expires: 9.3.12

Address New Owner As Follows:
Irving Rubenstein
132 Matthew Lane
Nashville, TN 37215

Send Tax Bills To:
Pinnacle National Bank
150 3rd Ave. S., Ste. 900
Nashville, TN 37201

Map-Parcel Number:
117-07-OD-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bari Watson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Irving Rubenstein, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Park Green Amended Condominium Site, of record in Book 6250, page 253, together with the appurtenant interest in the common elements of Park Green as set forth in the Master Deed of Park Green Amended Condominium Site, of record in Book 6247, page 872; Book 6453, page 717 and Book 8430, page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bari Watson, by deed from Roy M. Neel and wife, Regina M. Clad, of record as Instrument No. 20060531-0063820, dated May 25, 2006, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Plat Book 6250, page 253, said Register's Office.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Park Green Condominiums, of record in Book 6247, page 872 amended in Book 6453, page 717 and Book 8430, page 364, Register's Office for said County.

4. Storm Water Detention Agreement of record as Book 6269, page 167, said Register's Office.

5. Sewer Easements of record in Book 7275, page 808 and page 811, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **132 Matthew Lane, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of March, 2012.

Bari Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bari Watson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of March, 2012

CATHERINE GWYN (Seal)
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012