WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120037679 DEEDWARR
Recvd: 05/22/12 14:59 2 pgs
Fees: 13.00 Taxes: 762.20
20120522-0044452

CHARLES SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 02-08-2016

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell S. Greenberg	new owner	Map 104-7-A
(NAME)	(NAME)	Parcel 9.00 CO
2633 Blakemore Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **NANCY N. KUPPERMAN AND HUSBAND, JEFFREY L. KUPPERMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MITCHELL S. GREENBERG,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 9 of a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Blakemore Square of record in Book 6864, Page 237, as amended by Amendment to Master Deed of record in Book 6962, Page 125, Register's Office for County Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Nancy N. Kupperman and husband, Jeffrey L. Kupperman by deed from David Y. Wood and wife, Susan C. Wood and Katherine C. Wood, unmarried of record in Instrument Number 20060809-0097692, in the Register's Office for Davidson County, Tennessee, dated July 30, 2006.

This conveyance is subject to (a) 2011 real property taxes; (b) Master Deed and Bylaws of record in Book 6864, page 237, as amended in Book 6962, page 125, said Register's Office; (c) Bylaws of record in Book 6864, page 266, said Register's Office; and (d) Deed restrictions of record in Deed of Conveyance of record in Book 7026, page 875, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2633 Blakemore Avenue, Nashville, Tennessee 37212

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

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.

Witness our hands this 17th day of May, 2012.

Nancy N. Kupperman by Kevin D. Montgomery, attorney in fact

Nancy N. Kupperman
By Kevin D. Montgomery, Attorney in Fact

Jeffrey L. Kupperman by Kevin D. Montgomery, attorney in fact

Jeffrey L. Kupperman
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2012, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Nancy N. Kupperman and Jeffrey L. Kupperman and acknowledged that he executed the same as the free act and deed of Nancy N. Kupperman and Jeffrey L. Kupperman.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2012.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public