WARRANTY DEED

Karen Johnson Davidson County
Batch# 293160 DEEDWARR
09/30/2019 01:08:45 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20190930-0099309

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
George Laventis		105 10 0C 758.00
(NAME)	(NAME)	
758 Wedgewood Park	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Justin E. Tannenbaum, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Peter Laventis, a single man,** 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 unit located in Davidson County, Tennessee, being Unit 758 of Wedgewood Park, Phase 2, a condominium, as set forth in the First Supplement to the Master Deed for Wedgewood Park Annexing Phase 2 Property, of record as Instrument No. 20060825-0105391, Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B-1, B-2 and B-3 therein. Said First Supplement annexes the subject property into the Master Deed establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838 and Instrument No. 20110329-0024200 as supplemented in Instrument No. 2006082-50105391; Instrument No. 20070731-0090822 and Instrument No. 20091221-0116044, Register's Office, under the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the common elements as set forth as Exhibit "B-3" of said First Supplement, as amended.

Being the same property conveyed to Justin E. Tannenbaum, an unmarried man by Warranty Deed from Steven S. Humphrey, as Trustee for the Steven S. Humphrey Revocable Trust, dated November 19, 2007 dated July 31, 2013 and recorded August 7, 2013 as Instrument No. 20130807-0082878, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 758 Wedgewood Park, Nashville, TN 37203

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 10th day of September, 2019

Justin E. Tannenbaum

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Justin E. Tannenbaum, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2019.

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

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