WARRANTY DEED

N-FOREST-01-1500

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2001.

Notary Public

MY COMMISSION EXPIRES: 9-28-2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernie Gendron	Owner (NAME)	
1500 South Street (ADDRESS)	(ADDRESS)	93-13-385
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRENDA J.R. DUFF AND LEROY DUFF, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERNIE GENDRON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSOM COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the Westerl half of Lot No. 64 in the Sigler's Addition to Nashville, a Plan of which is of record in Plan Book No. 1 page 4, Chancery Court for said County.
Said part of lot No. 64 fronts 50 feet on thenortherly side of South Street and runs back between parallel lines, 205 feet to an alley.
Being the same property conveyed to Brenda J.R. Duff and LeRoy Duff by deed dated 3/19/1986 and filed 3/19/1986 in Book 150 page 732 and Book 6807 page 739, Register's Office for Davidson County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1500 South Street, 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 my/our hand(s) this 18th day of December, 2001.

Brenda J.R. Duff

LeRoy Duff
by Brenda Joyce R. Duff
Attorney in Fact

Davidson County DEEDWARR
Recvd: 12/20/01 08:37 3pgs
Fees:18.00 Taxes:277.50

20011220-0140399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th of December, 2001, before me personally appeared Brenda Joyce Reid Duff to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LeRoy Duff and who acknowledged that she executed the same as the free act and deed of the said LeRoy Duff by virtue of that Power of Attorney, duly executed by the said LeRoy Duff on December 18, 2001 and recorded concurrently herewith in Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 1-31-04

My Commission Expires JAN. 31, 2004

STATE OF Tennessee
COUNTY OF Davidsom

Personally appeared before me, , a Notary Public in and for said County and State, the within named Brenda J.R. Duff ~~and LeRoy Duff~~, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2001.

My Commission Expires:

Notary Public

STATE OF Tennessee
COUNTY OF Davidsom

My Commission Expires JAN. 31, 2004

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 18th day of December, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138