WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/4/05

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karwan Tovi	New Owner	Map 161-06
(NAME)	(NAME)	
5131 Brucewood Drive		Parcel 154.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RICHARD ALBERS AND WIFE, PATRICIA F. ALBERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARWAN TOVI AND WIFE, CHEMAN TOVI,** 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:

Land in Davidson County, Tennessee, in the Sixth Civil District, being Lot 215, as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee.

Said Lot fronts a total distance of 95.00 feet along the westerly side of Brucewood Drive and runs back between lines, 146.00 feet along its northerly line and 115.25 feet along the southerly line, to a line in the rear on which it measures 79.62 feet.

Being the same property conveyed to Richard Albers and wife, Patricia F. Albers by deed from Joseph Maddaline and wife, Ann L. Maddaline, of record in Book 4677, Page 422, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 108, said Register's Office; and (c) restrictive covenants of record in Book 4393, page 383, Book 4225, page 778, Book 4577, page 789, Book 4580, page 487, and Book 4734, page 353, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5131 Brucewood Drive, Nashville, TN 37211
(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 29th day of October, 2004.

Davidson County DEEDWARR
Recvd: 11/03/04 10:40 2pgs
Fees:13.00 Taxes:518.00
20041103-0132299

Richard Albers

Richard Albers

Patricia F. Albers

Patricia F. Albers

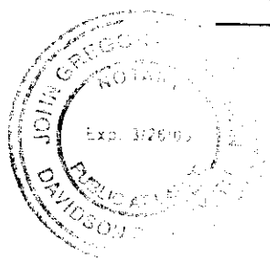
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Albers and wife, Patricia F. Albers , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2004.

Commission expires:



Notary Public