STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,600.00

Abby R. Rubenfeld.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/24/05 12:08 2 pgs
Fees:13.00 Taxes:1300.92
20051024-0128051

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Abby R. Rubenfeld	First Horizon Home Loan Corporation dba First Tennessee Home Loans	103-04-0
4304 Colorado Avenue	P.O. Box 146	GROUP
Nashville, Tennessee 37209	Memphis, Tennessee 38101	PARCEL 242.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty One Thousand Six Hundred Dollars and Zero Cents ($351,600.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kathleen M. Whalen, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Abby R. Rubenfeld, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the westerly half of Lot No. 32 on the Plan of West End Annex of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee.

SAID west half of Lot No. 32 fronts 50.0 feet along the northerly side of Colorado and extends back 162.9 feet along the easterly and westerly lines to a rear line measuring 50.0 feet thereon.

BEING the same property conveyed to Kathleen M. Whalen by deed dated June 29, 1998, from David T. Massey and wife, Kristina M. Wagner-Massey, of record in Book 11003, page 476, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 4304 Colorado Avenue, Nashville, Tennessee 37209 (fka 4308-B Colorado Avenue)

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/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 20th day of October, 2005.

Kathleen M. Whalen

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen M. Whalen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 2005.

Notary Public

My commission expires: 03.22.2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE