This document was prepared by:
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Davidson County DEEDWARR
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**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL # |
|---|---|---|
| MEADOWBROOK 3729 LLC<br>3729 MEADOWBROOK AVENUE<br>NASHVILLE, TN 37205 | SAME | 104-5-192<br>26W-415 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **MEADOWBROOK 3729 LLC**, a Tennessee limited liability company, hereinafter named Grantee, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **ABBY ROSE RUBENFELD** has this day bargained and sold, and does hereby transfer and convey unto the said **MEADOWBROOK 3729 LLC**, Grantee herein, its successors and assigns, Grantor's entire interest in certain real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot 427 on Map of Richland Realty Company's Subdivision "C" as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said part of Lot 427 fronts 50 feet on the westerly side of Meadowbrook Avenue and runs back 182 feet, more or less, on the northerly line and 196 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Abby Rose Rubenfeld by deed from Mary Brady Mangrum Khone and husband, Chelsea Khone, of record in Book 5669, page 661, said Register's Office.

This is improved property known as 3729 Meadowbrook Avenue, Nashville, Tennessee 37205

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This conveyance is made subject to 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said

real estate to said Grantee, its successors and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 19th day of October, 2005.

Abby Rose Rubenfeld
ABBY ROSE RUBENFELD

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value whichever is greater for this transfer is $570,000.00. Subscribed and sworn to before me, this the 20th day of October, 2005.

AFFIANT

NOTARY PUBLIC

My commission expires: 03.22.2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, Connie L. Green, a Notary Public in and for said County and State, **ABBY ROSE RUBENFELD**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 2005.

NOTARY PUBLIC

My commissions expires: 3/25/06

NOTARY PUBLIC AT LARGE