WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/06 11:53 2 pgs
Fees:13.00 Taxes:288.60

20060504-0051968

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2006

Notary Public

MY COMMISSION EXPIRES: 1-16-08
(AFFIX SEAL)

Susan B. Mott
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

HP0032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Kelton	Jeremy Kelton	Map 105-11.0
(NAME)	(NAME)	
529 Wedgewood Avenue	529 Wedgewood Avenue	Parcel 287.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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, Felix Lubarsky, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Kelton, 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:

Investment Property

Being Lot No. 15 on the Plan of George I. Waddey's Subdivision of the South Part of Horton Lots No. 4, 5 an 6, of record in Plat Book 547, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Felix Lubarsky by Warranty Deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C., dated November 1, 1995, of record in Book 9850, Page 772, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 529 Wedgewood Avenue, Nashville, TN 37203
(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 hand this 26th day of April, 2006.

Felix Lubarsky

STATE OF TENNESSEE

COUNTY OF Williamson

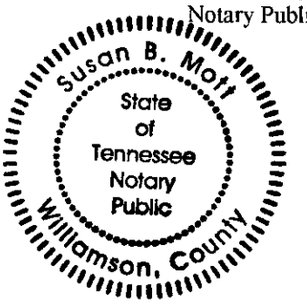
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Felix Lubarsky the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal at Brentwood, Tennessee this 26th day of April, 2006.

Commission expires: 1-16-08

Susan B. Mott

Notary Public



RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027