Davidson County DEEDWARR
Recvd: 08/01/06 10:23 4 pgs
Fees:23.00 Taxes:492.74

20060801-0093150

WARRANTY DEED

FILE BOX 19B
06-07-014-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,174.00.

Cicily Stone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of July, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CICILY STONE, UNMARRIED	Freemont Investment and Loan	81-03
(NAME)	(NAME)	390.00
2303 18th Ave North	4343 Anchor Plaza Pkwy Ste 198	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Tampa FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FIRST COUSINS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CICILY STONE, UNMARRIED**, hereinafter called the Grantee(s), 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 being Lot No. 7 on the Plan of Buena Vista Heights Addition of record in Book 161, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to FIRST COUSINS PROPERTIES, LLC by Deed from FIRST COUSINS PROPERTIES, G.P. of record in Instrument No. 20050401-0035781, dated 11/10/05, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☐ property known as: 2303 18th Ave North, Nashville, TN, 37208.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 28th day of July, 2006

FIRST COUSINS PROPERTIES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____ MEMBER
BENJAMIN D. ZEITLIN, MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **BENJAMIN D. ZEITLIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the member of **FIRST COUSINS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), a Tennessee Limited Liability Company, and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of July, 2006.

My Commission Expires: 03/31/07

Notary Public

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment Number: 06-07-014

SCHEDULE B - SECTION I
REQUIREMENTS

The following requirements must be met:

1. PROPER DEED from the within named Owner(s) to CICILY STONE, must be secured and recorded in the Register's Office for Davidson County, Tennessee, and any liens therein duly released.

2. DEED OF TRUST executed by CICILY STONE to secure to FREMONT INVESTMENT AND LOAN securing the land described in Schedule a herein.

3. 2006 METRO TAXES AND ALL SUBSEQUENT YEARS, A LIEN, NOT YET DUE & PAYABLE
   2005 METRO Taxes: $257.63 PAID 2/17/05 (part of 81-03-0/6.00)
   2005 METRO Taxes: $386.93 PAID 2/17/05 (part of 81-03-0/6.00)

4. WE WILL REQUIRE THE FULL RELEASE(S) TO BE FILED OF RECORD FOR THE FOLLOWING:

5. DEED OF TRUST executed by FIRST COUSINS PROPERTIES, LLC to secure to CAPITAL BANK AND TRUST COMPANY, in the amount of $85,000.00, dated 11/10/05 of record in Instrument No. 20051114-0137586, said Register's Office for Davidson County, Tennessee.

6. FIXTURE FILING executed by FIRST COUSINS PROPERTIES, LLC to secure to CAPITAL BANK & TRUST COMPANY, in the amount of $0.00 of record in Instrument No. 20051114-0137587, said Register's Office for Davidson County, Tennessee.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment Number: 06-07-014

SCHEDULE B - SECTION II
EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records of attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Rights or claims of parties in possession.

3. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or an inspection of the premises would disclose.

4. Any lien, or right to a lien, for services, labor and material heretofor or hereafter furnished, imposed by law and not shown by the public records.

5. 2006 METRO TAXES AND ALL SUBSEQUENT YEARS, A LIEN NOT YET DUE & PAYABLE
   MAP 81-03; PARCEL 390.00;
   2303 18th Ave North Nashville, TN 37208

6. The Plan of record in Book 161, Page 19, said Register's Office, shows an Owner's Certificate, and subject to all matters as set forth therein.

7. Application to split a parcel of record in Instrument No. 20050307-0024510, said Register's Office.

8. ALTA 8.1 ENDORSEMENT to be issued upon receipt of recorded documents from said Register's Office, and isssuance of title policy.

9. Items 1-4 will be deleted and an Alta 9 will be issued upon receipt of recorded documents and issuance of title policy.