Return to: First Title and Escrow Company, Inc.
File Number 25841 Box 9B

Davidson County DEEDWARR
Recvd: 09/21/06 15:15 2 pgs
Fees:13.00 Taxes:1609.50

20060921-0117375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$435,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: September 15, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**Grissim Title & Escrow, LLC**
**2309 Crestmoor Rd, Suite 300, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Todd Tenenholz and Sharon Guttman<br>925 Wedgewood Avenue<br>Nashville, TN 37203 | SunTrust Mortgage, Inc.<br>201 Fourth Avenue North 7th Floor<br>Nashville, TN 37219 | **105-09-0-369.00** |

## WARRANTY DEED

FOR AND IN 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, I/WE, **GIGI GASKINS UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TODD TENENHOLZ AND WIFE SHARON GUTTMAN,** 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:

Waverly Land Company's Subdivision, called Waverly Place of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and also known as part of Lot 1 on the unrecorded map showing the Subdivision of Lot 28 prepared by Earl Drake, County, Surveyor, June 21, 1922.

Beginning at the southeast corner of 10th Avenue South and Grove Avenue, being the northwest corner of Lot No. 1; thence with the easterly margin of 10th Avenue South, southerly 135.5 feet; thence at right angle easterly 55 feet to the line between Lots Nos. 1 and 2 in said subdivision. Thence with said line, northerly 135.5 feet to the southerly margin of Grove Avenue; thence with the margin of Grove Avenue; westerly 55 feet to the point of beginning.

Being part of the same property conveyed to Gigi Gaskins in deed Instrument No. 2005111-0003996 Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS ( X ) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
925 WEDGEWOOD AVENUE, NASHVILLE, TN 37203

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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,** this date: 09/15/06

**Gigi Gaskins**

LTSR Number:

GTE File: 2006090495

## NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gigi Gaskins with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 15th day of September, 2006.

DEBORAH TOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Deborah Tobbs
Notary Public

Commission Expires: 7-21-07

My Commission Expires JULY 21 2007

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of_____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____