WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/07 15:25 3 pg
Fees:18.00 Taxes:980.50
20070222-0022525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Ruff	William Ruff	92-9-346, 92-9-391, 91-11-150, 91-11-151
(NAME) 236 Bremerton Ct.	(NAME) 236 Bremerton Ct.	
(ADDRESS) Franklin, TN 37069	(ADDRESS) Franklin, TN 37069	
(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, Rita Z. Garfinkel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Ruff, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5108/5110 Indiana/3321 Felicia, Nashville, TN

(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 7th day of February, 2007.

Rita Z. Garfinkel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rita Z. Garfinkel, the within named 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 office, this 4th day of February, 2007.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

My Commission Expires:

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Lot(s) 51-A, as shown on the map entitled Zone Lot Division of Lot 51 of the Resubdivision of Lot 51 of Wilcox Subdivision, of record in Plat Book 6200, page 428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being same property conveyed to Rita Z. Garfinkel by Quitclcaim Deed from Rita Z. Garfinkel, Trustee, Rita Z. Garfinkel, Beneficiary, Mark Daniel Garfinkel, Trustee, Mark Daniel Garfinkel, Beneficiary, Scott Z. Garfinkel, Trustee, Scott Z. Garfinkel, Beneficiary, and Debra Garfinkel Maddox, Beneficiary, of record as Instrument No. 20070222002524 dated February 8, 2007, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being Lot(s) 51-B, as shown on the map entitled Zone Lot Division of Lot 51 of the Resubdivision of Lot 51 of Wilcox Subdivision, of record in Plat Book 6200, page 428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being same property Rita Z. Garfinkel by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8784, page 478, dated November 10, 1992, said Register's Office.

TRACT III:

Land in Davidson County, Tennessee, being Lot(s) 1017 and 1019, Block 161, as shown on the map entitled West Nashville Plan No. 1, of record in Plat Book 57, pages 74-75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being same property conveyed to Rita Z. Garfinkel by Quitclcaim Deed from Rita Z. Garfinkel, Trustee, Rita Z. Garfinkel, Beneficiary, Mark Daniel Garfinkel, Trustee, Mark Daniel Garfinkel, Beneficiary, Scott Z. Garfinkel, Trustee, Scott Z. Garfinkel, Beneficiary, and Debra Garfinkel Maddox, Beneficiary, of record as Instrument No. 20070222002524 dated February 8, 2007, said Register's Office.

TRACT IV:

Land in Davidson County, Tennessee, being Lot(s) 1013 and 1015, Block 161, as shown on the map entitled West Nashville Plan No. 1, of record in Plat Book 57, pages 74-75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being same property conveyed to Rita Z. Garfinkel by deed from Lewis H. Conner and wife, Ashley Whitsitt Conner of record in Book 9335, page 659, dated May 2, 1994, said Register's Office.