44

BILL GARRETT, Davidson County
Trans:T20090019570 DEEDWARR
Recvd: 03/24/09 16:22 2 pgs
Fees:13.00 Taxes:1239.50
20090324-0026663

| | |
|---|---|
| THIS INSTRUMENT WAS PREPARED BY:<br><br>Jack W. Robinson, Jr.<br>GULLETT, SANFORD, ROBINSON & MARTIN, PLLC<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $335,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of March, 2009.<br><br>Notary Public<br><br>My Commission Expires: 3-13- |

L. J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Mark S. Averbuch, Trustee of the Helaine Averbuch Fuldauer Trust<br>5606 Brookwood Place<br>Nashville, TN 37215 | SAME | 158 – 6 – 1 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LAWRENCE B. FULDAUER AND WIFE, HELAINE A. FULDAUER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey, unto **MARK S. AVERBUCH, TRUSTEE OF THE HELAINE AVERBUCH FULDAUER TRUST**, his successors and assigns, hereinafter called the Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hunterdon, of record in Plat Book 7900, Page 935, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lawrence B. Fuldauer and wife, Helaine A. Fuldauer, by deed from Lee Frank Van Dyke, of record in Instrument No. 20060818-0101957, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee.

2. All matters as shown on the Plan of record in Book 7900, Page 935, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions and Easements for Hunterdon of record in Book 9648, Page 756, Register's Office for said County.

This is unimproved property known as: 2 Bridleway Trail, Nashville, TN 37215.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and we covenant with said Grantee that we are lawfully seized and possessed of the land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to said Grantee, his successors and assigns, against the lawful claims of all person whomsoever.

**WITNESS** our hands this 18th day of March, 2009.

**LAWRENCE B. FULDAUER** **HELAINE A. FULDAUER**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAWRENCE B. FULDAUER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 18th day of March, 2009

Notary Public

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 3-9-13

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HELAINE A. FULDAUER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 18th day of March, 2009

Notary Public

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 3-9-13