BILL GARRETT, Davidson County
Trans: T20100034666 DEEDWARR
Recvd: 06/08/10 08:32 2 pgs
Fees: 13.00 Taxes: 562.40
20100608-0044280

WARRANTY DEED

R-VRES-10-3221

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Modena	New Owner	
3221 Kinross Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	13302014800
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAURA SPINKA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLIE MODENA, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PARCEL I: BEING ALL OF LOT NO. 39 ON THE PLAT OF AIRDRIE SUBDIVISION "B" AS OF RECORD IN BOOK 547, PAGE 42, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 39 FRONTS 50 FEET ON THE WESTERLY SIDE OF KINROSS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF AN ALLEY, 168 FEET TO AN ALLEY IN THE REAR.

PARCEL II: BEING THE SOUTHERLY 25 FEET OF LOT NO. 40 ON THE PLAT OF AIRDRIE SUBDIVISION "B" AS OF RECORD IN BOOK 547, PAGE 42, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 40 FRONTS 25 FEET ON THE WESTERLY SIDE OF KINROSS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 168 FEET TO AN ALLEY.

PARCEL III: BEING ALL OF THAT PROPERTY ACQUIRED BY J.R. KYZAR AND WIFE, ELIZABETH KYZAR BY THE "AGREEMENT TO CLOSE AND ABANDON 14 FOOT ALLEY EXTENDING BETWEEN WINGATE AVENUE ON THE WEST AND KINROSS AVENUE ON THE EAST IMMEDIATELY NORTH OF ANTIOCH PIKE FORMERLY MILL CREEK VALLEY ROAD, LOCATED IN THE SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE", AN INSTRUMENT OF RECORD IN BOOK 3099, PAGE 21, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE AND INCORPORATED HEREIN FOR FURTHER REFERENCE OF THE PORTION OF THE ALLEY THEREIN ACQUIRED.

BEING THE SAME PROPERTY CONVEYED TO LAURA SPINKA, UNMARRIED BY WARRANTY DEED FROM RICHARD W. ELSEY AND WIFE, SHERRY L. ELSEY, RECORDED ON THE 6TH DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080306-0022739, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 547, PAGE 42; COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3221 Kinross Avenue, Nashville, Tennessee 37211
(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 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. 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/our hand(s) this 4th day of June, 2010.

Laura Spinka by John Gleaves, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of June, 2010, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura Spinka, unmarried and who acknowledged he executed the same as the free act and deed of the said Laura Spinka, unmarried.

Witness my hand and official seal, this the 4th day of June, 2010.

Notary Public

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/7/12

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903