WARRANTY DEED



Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $155,000.00.

Affiant

Subscribed and sworn to before me this 4th day of June, 2010.

Notary Public
My Commission expires: 3/18/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Timothy C. Borowski	Fifth Third Bank	072-14-0-354.00
1912 Scott Avenue	5001 Kingsley DR	
Nashville, TN 37206	Cincinati, OH 45227	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Homemakers Partnership, a Tennessee general partnership comprised of Kelli Reeves d/b/a Emerald Properties and Edward B. Gore and Denise Gore d/b/a Eden Properties**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Timothy C. Borowski**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

+ unmarried

Being Lot No. 2 of Block C on the plan of the Subdivision of Belle Forest No 2, of record in Book 843, page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 2 fronts 50 feet on the westerly side of Scott Avenue and runs back between parallel lines 150 feet to the easterly line of Lot No. 14.

Being the same property conveyed to Homemakers Partnership, a Tennessee general partnership comprised of Kelli Reeves d/b/a Emerald Properties and Edward B. Gore and Denise Gore d/b/a Eden Properties, from Margaret A. Dorse, unmarried, by deed on December 4, 2009, of record in Instrument Number 20091209-0112564, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 843, page 94, Register's Office Davidson County, Tennessee.

This is improved property known as: **1912 Scott Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 27, 2010.

Homemakers Partnership, a Tennessee general partnership comprised of Kelli Reeves d/b/a Emerald Properties

BY: _____
Kelli Reeves, Partner

BILL GARRETT, Davidson County
Trans:T20100035414 DEEDWARR
Recvd: 06/10/10 14:25 2 pgs
Fees:13.00 Taxes:573.50
20100610-0045252

Edward B. Gore and Denise Gore d/b/a Eden Properties

BY: _____
Edward B. Gore

BY: _____
Denise Gore

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward B. Gore and Denise Gore,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 27, 2010

My commission expires 8/10/13

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Kelli Reeves,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of **Homemakers Partnership, a Tennessee general partnership comprised of Kelli Reeves d/b/a Emerald Properties,** the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

WITNESS my hand and seal, this 4th day of June, 2010.

NOTARY PUBLIC

My Commission Expires: 8/10/13

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY