BILL GARRETT, Davidson County
Trans:T20100036544 DEEDWARR
Recvd: 06/16/10 12:49 2 pgs
Fees:13.00 Taxes:732.60

20100616-0046738

MRTB 10-1742

WARRANTY DEED

RECORD & RETURN TO:

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

G-VRE-10-1121

STATE OF Tennessee
COUNTY OF Davidson RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Russell T Garrett
Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2010.

Carla Johnson
Notary Public

MY COMMISSION EXPIRES: 12.17.11
(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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
Russell T. Garrett	NEW OWNER	
1121 3rd Avenue South (ADDRESS)	(NAME)	105-3-35.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(ADDRESS) (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, I/we DAVID KIRBY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUSSELL T. GARRETT , UNMARRIED, 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:

BEING PART OF LOT 18 AND 19 OF W.W. SULLIVAN'S PLAN OF LOTS, AS OF RECORD IN BOOK 8, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LAND IS MORE PARTICULARLY DESCRIBED AS BEING ON THE WESTERLY SIDE OF THIRD AVENUE SOUTH, FORMERLY COLLEGE STREET, BEGINNING 110 FEET NORTHERLY FROM THE NORTHWEST INTERSECTION OF CHESTNUT STREET AND THIRD AVENUE SOUTH, AND BEING 48 FEET AND 7 INCHES NORTHERLY FROM LOT LINES 19 AND 20; THENCE WESTWARDLY 140 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE RIGHT ANGLES WITH SAID ALLEY NORTHERLY 40 FEET TO A POINT; 34 FEET 14 INCHES SOUTHERLY FROM LOT LINES 17 AND 18; THENCE WITH RIGHT ANGLES EASTERLY 140 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF THIRD AVENUE SOUTH; THENCE WITH RIGHT ANGLES 40 FEET SOUTHERLY TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DAVID KIRBY, UNMARRIED BY DEED FROM RANDALL LEE CRAFT, UNMARRIED OF RECORD IN DOCUMENT NUMBER 20061011-0126330, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDED THOSE OF RECORD IN PLAT BOOK 8, PAGE 147 AND INSTRUMENT NO. 20060913-0113673, REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ( )
This is improved (X) property, known as 1121 3rd Avenue South, Nashville, Tennessee 37210
(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 14th day of June, 2010.

David Kirby

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Kirby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2010.

Notary Public

My Commission Expires:

(SEAL)

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

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