WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

Subscribed and sworn to before me this 28th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14 (AFFIX SEAL)

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-10-2121

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
Dan Carlson	new owner	
2121 Elliot Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-14-18.00

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 GEORGE K. DIX, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAN CARLSON AND TARA CARLSON, HUSBAND AND WIFE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 71, AS SHOWN ON THE MAP ENTITLED WAVERLY PLACE, OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE APRIL 21, 1949, BY LEWIS D. JUSTICE, SURVEYOR, AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF ELLIOT AVENUE, 93.4 FEET NORTH OF THE NORTH MARGIN OF AN ALLEY; THENCE WESTERLY 155.2 FEET TO A POINT IN SAID ALLEY; WHICH IS 172.85 FEET WEST OF THE WESTERLY MARGIN OF ELLIOT AVENUE; THENCE WITH THE MARGIN OF SAID ALLEY NORTHWESTERLY 54.5 FEET TO THE INTERSECTION OF ANOTHER ALLEY; THENCE WITH THE MARGIN OF THE LAST MENTIONED ALLEY, NORTHERLY 2.7 FEET TO A POINT; THENCE EASTERLY 200 FEET TO THE WEST MARGIN OF ELLIOT AVENUE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 60 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GEORGE K. DIX, AN UNMARRIED PERSON BY WARRANTY DEED FROM DAVID KERSH, AN UNMARRIED PERSON, RECORDED ON THE 27TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070727-0089186, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 95; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2121 Elliot Avenue, Nashville, Tennessee 37204
(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.

BILL GARRETT, Davidson County
Trans:T20100046918 DEEDWARR
Recvd: 07/30/10 15:20 2 pgs
Fees:13.00 Taxes:884.30
20100730-0059944

Witness my/our hand(s) this 28th day of July, 2010.

George K. Dix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George K. Dix, 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 28th day of July, 2010.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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