WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

Subscribed and sworn to before me this 27th DAY OF August, 2010.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

G-VRE-10-2125

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
Robert C. Jack	new owner	
	(NAME)	
2125 Ashwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		104-15 215.00
(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, I/we HUNTER H. CONNELLY AND KATTY A CONNELLY F/K/A KATTY RAISZADEH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT C. JACK AND WHITNEY A. WEEKS, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 14 ON THE PLAN SHOWING THE CHANGE IN THE LOCATION OF WEST ASHWOOD AVENUE, AFFECTING LOTS 12, 13, 14 AND 15 IN H. P. JACOB'S SUBDIVISION OF THE MANLY TRACT AS ACCEPTED BY THE DAVIDSON COUNTY QUARTERLY COURT ON APRIL 7, 1924 AS OF RECORD IN BOOK 547, PAGE 65, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 145 FRONTS 63 FEET 3 INCHES ON THE SOUTHERLY SIDE OF WEST ASHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET 6 INCHES ON THE WEST LINE AND 131 FEET 4 INCHES ON THE EAST LINE TO A DEAD LINE, AND SHOWS 60 FEET ON SAID DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO HUNTER H. CONNELLY AND KATTY RAISZADEH BY DEED FROM JAMES B. DONOVAN, RECORDED ON THE 11TH DAY OF MAY, 1998 IN BOOK 10924, PAGE 715, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. KATTY RAISZADEH IS NOW MARRIED AND KNOWN AS KATTY A. CONNELLY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 547, PAGE 65; AND BOOK 10924, PAGE 712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2125 Ashwood Avenue, Nashville, Tennessee 37212
(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:T20100054205 DEEDWARR
Recvd: 08/31/10 10:01 2 pgs
Fees:13.00 Taxes:2035.00
20100831-0068976

Witness my/our hand(s) this 27th day of August, 2010.

Hunter H. Connelly

Katty A Connelly f/k/a Katty Raiszadeh

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hunter H. Connelly and Katty A Connelly, 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 27th day of August, 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