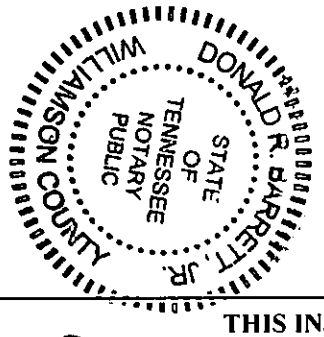
File No. 210120060

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return to: Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas H. Adler	NEW OWNER	09213004300
(NAME)	(NAME)	
P.O. Box 1924		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110001017 DEEDWARR
Recvd: 01/05/11 10:58 2 pgs
Fees:13.00 Taxes:370.00
20110105-0001391

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Craig Soderberg**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Nicholas H. Adler and Ann E. Adler, husband and wife,** hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No.3, Block 8 on the plan of Subdivision of Plummer Place and part of Blocks 3, 8, 13, 18 and 23 in Charlotte Park 2nd Addition to Nashville, of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to CRAIG SODERBERG by Deed from WILSON ENTERPRISES, INC., dated 07/28/2006 and filed for record on 08/01/2006 in Instrument No. 20060801-0093133, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 161, Page 39, said Register's Office.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3706 Park Ave., Nashville, TN
(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 hands this 28th day of December, 2010.

Craig Soderberg

Craig Soderberg

STATE OF Massachusetts

COUNTY OF Essex

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Craig Soderberg, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 28th day of December, 2010.

Commission expires: 4/7/2011

PANKAJ PATEL NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS EXP APR 7 2011

Pankaj Patel

Notary Public

PANKAJ PATEL
Notary Public, Commonwealth of Massachusetts
My Commission Expires April 07, 2011

File Number: 210120060

RETURN TO: