BILL GARRETT, Davidson County
Trans:T20110003861 DEEDWARR
Recvd: 01/19/11 14:42 3 pgs
Fees:17.00 Taxes:0.00
20110119-0005291

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Lisa Rubinowicz 3911 Trimble Road Nashville, Tennessee 37215	SAME	Map 116 16 OB Parcel 007.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Richard Rubinowicz, hereinafter called the Grantor, and the Grantor's spouse, Lisa Rubinowicz, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Lisa Rubinowicz, the Grantor, Richard Rubinowicz, has bargained and sold, and by these presents does transfer and convey unto Lisa Rubinowicz, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of January, 2011.

Richard Rubinowicz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Rubinowicz, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of January, 2011.

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 7 on the plan of Second Revision, The Iroquois of Nashville, of record in Book 6900, page 61 and 62, Register's Office for said County.

SAID Lot No. 7 fronts 95.86 feet on the westerly margin of Wentworth Avenue and extends back 99.00 feet on the northerly line and 98.75 feet on the southerly line to a broken line in the rear, measuring 85.95 feet thereon.

BEING the same property conveyed to Richard Rubinowicz and spouse, Lisa Rubinowicz, by deed from Claude Edward LaRue, Jr. and spouse, Linda LaRue, of record in Book 8246, Page 26, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6657, Page 688, Book 6684, page 243 and amended in Book 6820, page 732 and further amended in Book 7523, page 828, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property known as 113 Wentworth Avenue, Nashville, Tennessee 37215.