WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110009910 DEEDWARR
Recvd: 02/16/11 14:48 2 pgs
Fees:13.00 Taxes:481.00

20110216-0013338

STATE OF TENNESSEE,
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of February, 2011

Notary Public

MY COMMISSION EXPIRES: 8-20-14
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI, STATE OF TENNESSEE NOTARY PUBLIC, SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Dadosky (NAME)	Same (NAME)	11803001800
2693 Fessey Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Erban Commercial Realty, L.P., a Tennessee Limited Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rita Dadosky**, hereinafter called the Grantees, 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. 10 on the Map of Fessey Court, of record in Book 1835, page 72, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 60.11 feet on the westerly side of Fessey Court and runs back between lines 150 feet on the southerly line and 134.9 feet on the northerly line to a dead line in the rear on which it measures 76 feet.

Being the same property conveyed to E.R. Buchi and wife, Ruthelia L. Buchi by Warranty Deed from Fount Barnes, Jr. and wife, Mary Aline Barnes, dated June 29, 1968 and recorded in Book 4248, page 305, Register's Office for Davidson County, Tennessee. The said E. R. Buchi, Sr. and Ruthelia L. Buchi having since dead. Ruthelia L. Buchi predeceased E.R. Buchi. By the Last Will and Testament of E.R. Buchi, Sr. of record in the Probate Court for Davidson County, Tennessee, said property was devised to the Restated Revocable Trust of E.R. Buchi, Sr., dated October 27, 1998. By Quitclaim Deed of record in Instrument No. 20001222-0125675, said Register's Office, James A.Tillman, as Executor of the Estate of E. R. Buchi, Sr., and James A. Tillman, Successor Trustee of the Restated Revocable Trust of E.R. Buchi, Sr. dated October 27, 1998, as established under the Will of E.R. Buchi, Sr. conveyed all of the right, title and interest in subject property to ERBan Commercial Realty, L.P.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2693 Fessey Court, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **9th** day of **February, 2011**

ERBan Commercial Realty, L.P., a
Tennessee Limited Partnership
BY: Buchi, Inc., General Partner

BY: _____
Sharon B. Tillman, President

State of Tennessee
County of Davidson

On this 9th day of February, 2011, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared Sharon B. Tillman, who, upon oath, acknowledged herself to be President of Buchi, Inc., General Partner of ERBan Commercial Realty, L.P., the within named bargainor, a corporation, and that she as such President of Buchi, Inc., General Partner of ERBan Commercial Realty, L.P. acknowledged that she, being so authorized, executed the foregoing instrument for the purposes therein contained on behalf of ERBan Commercial Realty, L.P. as such President of Buchi, Inc., General Partner of ERBan Commercial Realty, L.P.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 2011.

My Commission Expires:
8-20-14

_____
Notary Public

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014