BILL GARRETT, Davidson County
Trans:T20110020277 DEEDWARR
Recvd: 04/06/11 14:36 2 pgs
Fees:13.00 Taxes:555.00
20110406-0026711

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of April, 2011

Notary Public

MY COMMISSION EXPIRES: 7.3.13

(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Scott Moskovitz	NewOwner	09114022000
(NAME)	(NAME)	
333 54th Avenue North	4501 Beacon Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(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, **Kenneth E. Ham and wife, Cheryl R. Ham**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott Moskovitz, unmarried**, 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. 2 on the Plan of the Resubdivision of Lot 3 and a portion of Lots 1 and 2 of a Subdivision of Lots 1 and 2 of R.W. Turner Subdivision of record in Instrument No. 20080404-0034389, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth E. Ham by Quitclaim Deed dated June 4, 2008 from Emily K. DeFord of record in Instrument No. 20080612-0060708, Register's Office for Davidson County, and being part of the same property conveyed to Kenneth E. Ham, by Quitclaim Deed dated August 9, 2005 from Rachel Ham Kemp of record in Instrument No. 20051104-0133969, Register's Office for Davidson County, Tennessee.

Being part of the same property previously conveyed to E.H. Ham and wife, Rachel Ham by Warranty Deed dated February 16, 1952 from R.J. Watts and wife, Estelle Watts, of record in Book 2037, Page 395, and corrected in Book 3186, Page 600, Register's Office for Davidson County, Tennessee. The said E.H. Ham having since died, leaving Rachel Ham as the surviving tenant by the entirety. The said Rachel Ham having since remarried and now known as Rachel Ham Kemp.

Cheryl R. Ham, spouse of Kenneth E. Ham, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

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 333 54th Avenue North, Nashville, TN 37209

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 **1st** day of **April, 2011**

Kenneth E. Ham

Cheryl R. Ham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Kenneth E. Ham and Cheryl R. Ham**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **1st** day of **April, 2011**

Notary Public

My commission expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON