BILL GARRETT, Davidson County
Trans:T20110023385 DEEDWARR
Recvd: 04/20/11 13:57 3 pgs
Fees:18.00 Taxes:2419.80
20110420-0030544

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $654,000.00

Patty Parsons
Affiant.

Subscribed and sworn to before me, this 8th day of April, 2011.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 01/07/2013

Address New Owner As Follows:
Jamie Lidderdale and Lindsey Rome
2600 Westwood Avenue
Nashville, TN 37212

Send Tax Bills To:
New Owner

Map-Parcel Number:
104-15-0 287.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLEN LEVY AND HUSBAND, GREGG HOROWITZ,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and

convey unto **JAMIE LIDDERDALE AND LINDSEY ROME, both unmarried, as tenants in common with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 60 feet of the southerly one-half of Lot No. 37 on the Map of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 37 fronts 60 feet on the northerly side of Westwood Avenue and runs back between parallel lines along the westerly margin of 26th Avenue, South 192 feet to a dead line.

Being the same property conveyed to Ellen Levy, unmarried and Gregg Horowitz, unmarried, as joint tenants with right of survivorship, by deed from Donald Glenn Frease and wife, Deborah Sue Frease, of record in Book 9929, page 480, Register's Office for Davidson County, Tennessee; the said parties having since married.

This conveyance is made subject to:

1. 2011 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 6, Register's Office for said County.

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

This is improved property known as 2600 Westwood Avenue, Nashville, TN 37212.

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 covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 17th day of March, 2011.

Ellen Levy

Gregg Horowitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELLEN LEVY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of March, 2011.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREGG HOROWITZ**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of March, 2011.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015