Prepared By & Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
11-0061

BILL GARRETT, Davidson County
Trans:T20110025796 DEEDWARR
Recvd: 05/02/11 14:21 2 pgs
Fees:13.00 Taxes:249.75
20110502-0033468

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 day of April, 2011.

Notary Public

Commission Expiration: My Commission Expires: May 20, 2014

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Peter Luboff
Patrica M. Luboff
121 Garrett Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Peter Luboff
Patricia M. Luboff
121 Garrett Drive
Goodlettsville, TN 37072

MAP-PARCEL:
083-050-03700

WARRANTY DEED

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, WE,

Robert W. Johnson, Executor of the Estate of Mary F. Spears

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter Luboff and wife, Patricia M. Luboff

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 5 of Block "A" in E.T. Brown's Subdivision of Eastland, as of record in Book 332, page 63, Register's Office for said county. Said Lot No. 5 fronts 50 feet on the south side of Seymour Avenue and runs back between parallel lines 150 feet to a 12-foot alley.

Being the same property conveyed to Mary F. Spears, unmarried, on 06/29/1993 by deed from Dorothy C. Furline, unmarried, filed for record on 07/14/1993 in Book 9013, page 802, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1040 Seymour Avenue, Nashville, Davidson County, Tennessee 37206**

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, 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 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 my hand this 28th day of April, 2011.

Robert W. Johnson Executor of the Estate of Mary F. Spears

Robert W. Johnson, Executor of the Estate of Mary F. Spears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert W. Johnson, Executor of the Estate of Mary F. Spears,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of April, 20 11.

Notary Public

Commission Expiration:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
May 20, 2014

RWJ
Executor