BILL GARRETT, Davidson County
Trans:T20110038874 DEEDWARR
Recvd: 06/29/11 11:09 2 pgs
Fees:13.00 Taxes:247.90
20110629-0049612

WARRANTY DEED

Return to
Parthenon Title Agency
109 Kenner Ave., Ste.100-B
Nashville, TN 37205

G-ER-11-611

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/5/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Fleisher	Daniel Fleisher	
611 South 14th Street	(NAME) 1608 Fatherland St ~~611 South 14th Street~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	94-1-284.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LARRY D. JONES, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL FLEISHER , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS: TRACT NO. 1 BEING LOT NO. 418 ON THE MAP OF EDGEFIELD LAND COMPANY'S FOURTH ADDITION, OF RECORD IN PLAT BOOK 57, PAGE 153, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
TRACT NO. 2 EASEMENT FOR THE BENEFIT OF TRACT NO. 1 ABOVE, FOR THE PURPOSES OF A RIGHT OF WAY FOR INGRESS AND INGRESS OVER, UPON, OR UNDER THE PREMISES DESCRIBED AS FOLLOWS: THAT PART OF ART AREA MARKED "RESERVED" ON THE PLAN OF SHELBY VILLAGE NO. TWO, AND OF RECORD IN BOOK 1835, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING PART OF AN AREA INCLUDED IN CITY ALLEY 746, EXTENDING ACROSS THE REAR OF LOT 418 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FOURTH SUBDIVISION AS RECORDED IN PLAT BOOK 57, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LARRY D. JONES, A SINGLE MAN BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, A CORPORATION, RECORDED ON THE 4TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090604-0051758, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 57, PAGE 153 AND PLAT BOOK 1835, PAGE 48; AND EASEMENT FOR INGRESS/EGRESS OF RECORD IN INSTRUMENT NO. 20090604-0051758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE; PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )
This is improved (X) property, known as 611 South 14th Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 17th day of June, 2011.

Larry D. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry D. Jones, the within named bargainor, 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, this the 17th day of June, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Mail

PARTHENON TITLE AGENCY
109 KENNER AVE, STE. 100-B
NASHVILLE, TN 37205