WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

R-VRES-11-3512

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(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
Nicholas S. DiGuiseppe	New Owner	
3512 Kennedy Avenue	(NAME)]	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		72-3-237.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we NEIL T. MOCK AND WIFE, ANNE G. MOCK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS S. DIGUISEPPE , 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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, REVISED SUBDIVISION OF LOTS 3 AND 4 OF THE EAST NASHVILLE GOLF CLUB PROPERTY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 138, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NEIL T. MOCK AND WIFE ANNE G. MOCK BY WARRANTY DEED FROM NORTH EGG VENTURES LLC, RECORDED ON THE 3RD DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061103-0136818, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 547, PAGE 138; BOOK 4277, PAGE 652; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 3512 Kennedy Avenue, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20110043512 DEEDWARR
Recvd: 07/19/11 13:37 2 pgs
Fees:13.00 Taxes:684.50
20110719-0055196

Witness my/our hand(s) this 15th day of July, 2011.

Neil T. Mock by John Gleaves as Attorney in Fact

Anne G. Mock by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of July, 2011, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Neil T. Mock and wife, Anne G. Mock and who acknowledged he/she/they executed the same as the free act and deed of the said Neil T. Mock and wife, Anne G. Mock.

Witness my hand and official seal, this the 15th day of July, 2011.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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