RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110047266 DEEDWARR
Recvd: 08/03/11 10:50 3 pgs
Fees:18.00 Taxes:851.00

20110803-0059625

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50981
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Adam Meyerhoff Laura Meyerhoff	~~SAME~~ First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129

TAX MAP-PARCEL NUMBERS: 105-9-406

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robin J. Kaye and spouse, Thomas G. DeLuca**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam Meyerhoff and spouse, Laura Meyerhoff** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of the westerly one-half of Lot No. 42 on the Plan of Waverly Place, as of record in Book 57, page 85, Register's Office for said County, described as follows:

Beginning at a point on the north margin of Benton Street or Avenue 55.6 feet east of the corner of Lots Nos. 40 and 42; thence northerly 222.55 feet to a point in the southerly margin of an alley, said point being 62.7 feet to the Lots Nos. 40 and 42; thence with the southerly margin of said Alley easterly 42.1 feet to a point; thence southerly 225.9 feet, more or less, to the northerly margin of Benton Street or Avenue; thence with the northerly margin of said Benton Street or Avenue, westerly 43.8 feet to the beginning.

Being the same property conveyed to Robin J. Kaye and husband, Thomas G. Deluca by deed from Alessandro Rustioni, unmarried, dated Sept. 1, 2005 and recorded on Sept. 13, 2005 of record in Doc. No. 20050913-0109723, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; All Matters shown on the Plan of record in book 57, page 85, said Register's Office to which Plan reference is made for a complete description.

This is improved property, known as: 922 Benton Avenue, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of August, 2011.

Robin J. Kaye

Thomas G. DeLuca

DUPLICATE EMBOSSMENT ON ORIGINAL DOCUMENT

Anthony Nigro, Notary Public

DUPLICATE EMBOSSMENT ON ORIGINAL DOCUMENT

DUPLICATE EMBOSSMENT ON ORIGINAL DOCUMENT

DUPLICATE EMBOSSMENT ON ORIGINAL DOCUMENT

State of CALIFORNIA

County of _____

On this 1st day of August, 2011 , before me the undersigned authority, personally appeared Robin J. Kaye Thomas G. DeLuca, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

_____
Notary

State of ~~CALIFORNIA~~ Tennessee

County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn and subscribed before me this the 1st day of August, 2011

Notary Public

My Commission Expires: 12-21-14

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Los Angeles }

On 4/9/2014 (Date) before me, Anthony Nigro, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Robin J. Kaye and Thomas Gerard DeLuca (couple) (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/~~they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ANTHONY NIGRO
Commission # 1893777
Notary Public - California
Los Angeles County
My Comm. Expires Jul 23, 2014

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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