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| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 30228-08-2011**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>**2000 Richard Jones Road, Suite 110**<br>**Nashville, TN 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $640,625.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 15th day of September, 2011.<br><br>Notary Public<br><br>My Commission Expires: |
|---|---|

GEORGE L. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# WARRANTY DEED

| **Address New Owner:**<br>Janice Cole<br>100 Jamestown Park<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>**SunTrust Mortgage, Inc.**<br>**P.O. Box 57028**<br>**Irvine, CA 92619-7028** | **Tax Information:**<br>Map and Parcel No.:<br>116 080 E 10000 CO |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark S. Averbuch, Trustee of the Blossom D. Averbuch Irrevocable Trust dated November 27, 1995, and Gerald Averbuch, Individually** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janice E. Cole, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 100 Jamestown Park, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Gerald Averbuch, husband of Blossom D. Averbuch, joins in the execution of this instrument to convey any and all rights which he may have in subject property pursuant to the Irrevocable Trust Agreement of Blossom D. Averbuch dated November 27, 1995.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 15th day of September, 2011.

Mark S. Averbuch, Trustee

Gerald Averbuch

BILL GARRETT, Davidson County
Trans: T20110057525 DEEDWARR
Recvd: 09/16/11 08:51 3 pgs
Fees: 18.00 Taxes: 2370.31

20110916-0071887

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark S. Averbuch, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gerald Averbuch,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
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# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Sugartree, Phase 3, Re-Subdivision of Lots 99, 100 & 101, of record in Plat Book 4955, page 37, amended in Book 5091, page 609, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Blossom D. Averbuch, Trustee under a revocable trust agreement dated March 25, 1985, by deed from Gerald Averbuch and wife, Blossom Averbuch, subject to a life estate retained by Gerald Averbuch, of record in Book 8615, page 848, Register's Office for Davidson County, Tennessee. Blossom D. Averbuch, Trustee under a revocable trust agreement dated March 25, 1985, and Gerald Averbuch, conveyed their interests to Blossom D. Averbuch, individually, by deed of record in Book 9932, page 3, Register's Office for Davidson County, Tennessee. Subject property was further conveyed to Blossom D. Averbuch, Trustee of the Irrevocable Trust Agreement of Blossom D. Averbuch, dated November 27, 1995, by quitclaim deed from Blossom D. Averbuch, of record in Book 9932, page 7, Register's Office for Davidson County, Tennessee. Pursuant to the terms of the Irrevocable Trust Agreement of Blossom D. Averbuch dated November 27, 1995, Mark S. Averbuch became the trustee of said trust seven years after the date of the trust agreement.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 11758, page 466, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Sugartree Homeowners Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sugartree Homeowners Association, Inc. of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4955, page 37, amended in Book 5091, page 609, Register's Office for Davidson County, Tennessee.
6. Easement to Middle Tennessee Electric Membership Corporation of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.