Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2011. Notary Public MY COMMISSION EXPIRES: May 5, 2015 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL D. VERNICH	**AVENUE BANK**	**094-01-0-024.00**
(NAME)	(NAME)	
523 SOUTH 12TH STREET	**3823 CLEGHORN AVE.**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	**NASHVILLE, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110075542 DEEDWARR
Recvd: 11/30/11 15:54 2 pgs
Fees:13.00 Taxes:777.00
20111130-0093308

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CREEKWOOD PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL D. VERNICH, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1:

BEING LOT NO. 59 ON THE PLAN OF PAYNE, BLAKEMORE AND CUMMINGS ADDITION AS OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 59 FRONTS 50 FEET ON THE EASTERLY SIDE OF SOUTH 12TH STREET AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF EASTSIDE, FORMERLY ASHWORTH AVENUE, NOW CLOSED, 161 FEET TO AN ALLEY.

TRACT NO. 2:

BEING A PORTION OF THE NORTHERLY 25 FEET OF EASTSIDE AVENUE; SAID PARCEL FRONTS 25 FEET ON THE EASTERLY SIDE OF SOUTH 12TH STREET AND EXTENDS BACK WITH THE SOUTHERLY LINE OF LOT NO. 59 ON THE PLAN OF PAYNE, BLAKEMORE, AND CUMMINGS' ADDITION OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY, A DISTANCE OF 161 FEET. BEING PART OF THE PROPERTY COMPOSING EASTSIDE AVENUE, WHICH BY BILL NO. 62-279, CITY COUNCIL OF THE CITY OF NASHVILLE, TENNESSEE WAS CLOSED AS SHOWN BY INSTRUMENT OF RECORD IN BOOK 3677, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Creekwood Partnership; a Tennessee General Partnership, from Aubrey Hiam, married, by deed dated September 30, 2011 of record in Instrument No. 20110930-0076067, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easements as retained by the City of Nashville in Resolution of record in Book 3677, page 5, said Register's Office, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **523 SOUTH 12TH STREET, NASHVILLE, TN 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 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 30th day of November, 2011.

CREEKWOOD PARTNERSHIP

By: Virginia N. Pitts, General Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Virginia N. Pitts**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is General Manager of **CREEKWOOD PARTNERSHIP,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 30th day of November, 2011.

My commission expires: **May 5, 2015**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON