# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077761 DEEDWARR
Recvd: 12/08/11 13:03 2 pgs
Fees:13.00 Taxes:599.40
20111208-0095948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/8/13

(AFFIX SEAL)

TRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Towe | new owner | 093-04-0-026 |
| (NAME) | (NAME) | |
| 707 Shelby Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Bruce Bodor, Trustee of The 707 Shelby Ave Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Towe, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 97, as shown on the map entitled Williams Addition to Edgefield, of record as Plat Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MID-STATE BROKERAGE, INC., TRUSTEE FOR THE 707 SHELBY AVE TRUST, DATED DECEMBER 8, 1994, by deed from JANICE J. LINDER, of record as Instrument No. 20061012-0126694, dated September 15, 2006, said Register's Office. Abstract Amendment to the Declaration of Trust of record as Instrument No. 20081218-0121188, said Register's Office, substituting EDWIN A. BODOR or LYDIA P. BODOR or BRUCE BODOR or JANETTE BODOR, each of whom may act alone, as Trustee of the 707 SHELBY AVE TRUST.

This conveyance is subject to: 2012 property taxes which are not yet due and payable; all matters appearing on the map entitled Williams Addition to Edgefield, of record in Plat Book 21, page45, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 707 Shelby Avenue, 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 our hands this 28th day of November, 2011.

The 707 Shelby Ave Trust

Bruce Bodor, Trustee

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce Bodor, Trustee of The Shelby Ave Trust, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 28th day of November, 2011

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.