WARRANTY DEED

R-WF-11-311

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(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
Mitchell S. Greenberg	Mitchell S. Greenberg	
3777 Peachtree Road, NE, #1731 (ADDRESS)	3777 Peachtree Road, NE, #1731 (ADDRESS)	
Atlanta, GA 30319 (CITY) (STATE) (ZIP)	Atlanta, GA 30319 (CITY) (STATE) (ZIP)	104-6-N-311.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KARL B. BEZAK, UNMARRIED AND KARL W. BEZAK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MITCHELL S. GREENBERG, 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 UNIT 311, ROSE HALL, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 379 AND AS ESTABLISHED UNDER MASTER DEED RECORDED IN BOOK 7307, PAGE 760, 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 KARL B. BEZAK, UNMARRIED AND KARL W. BEZAK, MARRIED BY WARRANTY DEED FROM CHRISTINE A. RINER AND RONALD E. LESTER AND NATALIE A. LESTER, UNMARRIED AND ANDREW W. LESTER AND LAVELLA RINER, RECORDED ON THE 12TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060612-0069806, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. KARL W. BEZAK IS NOW UNMARRIED. SAID PROPERTY HAS NEVER BEEN THE MARITAL OR PRIMARY RESIDENCE OF KARL W. BEZAK.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 6900, PAGE 379 AND BOOK 7307, PAGE 760, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 311 Rose Hall, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 9th day of December, 2011.

Karl B. Bezak by John Gleaves,
Attorney in Fact

Karl W. Bezak by John Gleaves,
Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20110079250 DEEDWARR
Recvd: 12/15/11 08:54 2 pgs
Fees:13.00 Taxes:789.95

20111215-0097487

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of December, 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 Karl B. Bezak and Karl W. Bezak and who acknowledged he/she/they executed the same as the free act and deed of the said Karl B. Bezak and Karl W. Bezak.

Witness my hand and official seal, this the 9th day of December, 2011.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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