Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(2)



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $810,000.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2012.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120011599 DEEDWARR
Recvd: 02/16/12 10:13 2 pgs
Fees:13.00 Taxes:2997.00
20120216-0013600

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jared Averbuch **Mackenzie Averbuch**	**New Owner**	**Map 117, Group 05-0, Parcel 085.00**
3436 Hampton Avenue		
Nashville, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

Donald S. Witherow, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared Averbuch and Mackenzie Averbuch, husband and wife

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 all that Westerly one-half of Lots Nos. 3 and 4 on the unrecorded plan showing the Subdivision of the South part of a 6.28 acre tract on the North side of Hampton Avenue, as shown on a copy of a survey made by W.B. Southgate, June 23, 1941 and being the Westerly one-half of the property that was conveyed to DeWitt C. Thompson, Jr. and wife, of record in Book 1344, page 636, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the North margin of Hampton Avenue at the Southeast corner of the property conveyed to Charles W. Rich by Deed form Ira E. Parker and wife, of record in Book 1132, page 364, Register's Office for said County; thence along the North margin of Hampton Avenue, Easterly 100 feet to a point, which is 100 feet West of the Westerly margin of the Hampton Tract; thence Northerly 279 feet, more or less, to a point in a fence line; thence along said fence, South 85 deg. West 93 feet to a point being said Rich's Northeast corner; thence along Rich's East line, Southerly 270 feet to the beginning.

Being the same property conveyed to Donald S. Witherow, by Warranty Deed, from Ivan Robbins and wife, Cherie Robbins, of record in Instrument No. 20080822-0086514, Dated August 15, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Sewer & Drainage Easement to Metro of record in Book 4083, page 891, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3436 Hampton Avenue, Nashville, TN 37215.

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 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/our hand(s) this 13th day of February, 2012.

Donald S. Witherow by: J. C. D., Attorney in Fact
Donald S. Witherow
By: J. Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. **Carlton Drumwright** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Donald S. Witherow for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Donald S. Witherow and is authorized by Donald S. Witherow to execute this instrument on his/her behalf.

Witness my hand, at office, this 13th day of February, 2012.

My Commission Expires: 9-23-13

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

File #: **120062CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027