WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120027904 DEEDWARR
Recvd: 04/17/12 14:44 3 pgs
Fees:18.00 Taxes:212.75

20120417-0032819

R-VRES-12-1955

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Richard Toevs
Affiant

Subscribed and sworn to before me, this 13th DAY OF April, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 4-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Richard Toevs	RICHARD TOEVS	
1955 Dabbs Avenue	(NAME) P.O. BOX 17943	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	NASHVILLE TN. 37217	107-05-0-089.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ANN TAYLOR DIMEGLIO AND MICHAEL BERNHARDT, CO-SUCCESSOR TRUSTEES OF THE ANNE KEMPER TRUST FOR JUDITH COUSENS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD TOEVS AND WIFE, LILIATOEVS, 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 LOT NO. 61 AND THE NORTHEASTERLY PORTION OF LOT NO. 62 ON THE PLAN OF BEL-AIR SUBDIVISION, SECTION 2, OF RECORD IN PLAT BOOK 2900, PAGES 29, 30 AND 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, AND DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL, DATED SEPTEMBER 29, 1970, AS FOLLOWS:

BEGINNING IN THE SOUTHWESTERLY MARGIN OF DABBS AVENUE AT THE FRONT COMMON CORNER OF LOT NOS. 60 AND 61 OF SAID SUBDIVISION; THENCE WITH THE LINE BETWEEN SAID LOT NOS. 60 AND 61, SOUTHWESTWARDLY 93 FT. TO A CONCRETE MONUMENT AT THE COMMON CORNER OF SAID LOT NOS. 60, 61 AND 62; THENCE WITH THE LINE BETWEEN SAID LOT NOS. 60 AND 62, SOUTHWESTWARDLY 56.5 FT. TO THE MOST EASTERLY REAR CORNER OF THE PROPERTY CONVEYED TO MAXINE G. HITT, BY DEED FROM NEW HAVEN PARK COMPANY, AS OF RECORD IN BOOK 3858, PAGE 264, SAID REGISTER'S OFFICE; THENCE WITH SAID HITT'S NORTHEASTERLY LINE, NORTHWARDLY 143.4 FEET TO THE SOUTHERLY MARGIN OF DABBS COURT; THENCE, ALONG THE MARGIN OF DABBS COURT, IN AN EASTERLY DIRECTION ALONG A CURVE A DISTANCE OF 63.8 FT. TO A CONCRETE MONUMENT; THENCE, CONTINUING ALONG THE MARGIN OF DABBS COURT EASTWARDLY 15 FEET TO A CONCRETE MONUMENT; THENCE AROUND A CURVE HAVING A RADIUS OF 20 FEET, SOUTHEASTWARDLY 31.4 FEET TO A CONCRETE MONUMENT IN THE SOUTHWESTERLY MARGIN OF DABBS AVENUE; THENCE ALONG THE MARGIN OF DABBS AVENUE SOUTHEASTWARDLY 84 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HOWARD W. COUSENS AND WIFE, JUDITH M. COUSENS BY DEED FROM MARK P. ANDERSON AND WIFE, CYNTHIA J. ANDERSON, OF RECORD AT BOOK 8210, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 28, 1990. THE SAID HOWARD W. COUSENS HAVING SINCE DIED LEAVING HIS WIFE, JUDITH M. COUSENS, AS THE SURVIVING TENANT BY THE ENTIRETY. BY ORDER APPROVING APPOINTMENT OF TEMPORARY CONSERVATOR FILED WITH THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION), PROBATE FILE NO. 11P-631 ON APRIL 20, 2011, ANN TAYLOR DIMEGLIO WAS APPOINTED TEMPORARY CONSERVATOR OF THE PERSON AND PROPERTY OF JUDITH COUSENS; AND BEING THE SAME PROPERTY CONVEYED TO ANN TAYLOR DIMEGLIO AND MICHAEL BERNHARDT, CO-SUCCESSOR TRUSTEES OF THE ANNE KEMPER TRUST FOR JUDITH COUSENS BY TENNESSEE QUITCLAIM DEED FROM ANN TAYLOR DIMEGLIO, AS CONSERVATOR FOR JUDITH COUSENS OF RECORD AT INSTRUMENT NO. 20110906-0068688 AND CORRECTED IN INSTRUMENT NO. 20120417-0032816, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 2900, PAGES 29-32; BOOK 2959, PAGE 215; BOOK 2964, PAGE 1; BOOK 3096, PAGE 485; BOOK 8210, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved
property known as **1955 Dabbs Avenue Nashville, Tennessee 37217**
(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 13th day of April 2012.

The Anne Kemper Irrevocable Trust for Judith Cousens

BY: _____
Ann Taylor DiMeglio, Co-Successor Trustee

STATE OF New Jersey
COUNTY OF Passaic

On this the 13th day of April, 2012, before me personally appeared Ann Taylor DiMeglio, Co-Successor Trustee of The Anne Kemper IrrevocableTrust for Judith Cousens, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 13th day of April, 2012.

_____
Notary Public

AMANDA J. CONN
ID # 2392807
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/29/2015

My Commission Expires: January 29, 2015

BY: _____
Michael Bernhardt, Co-Successor Trustee

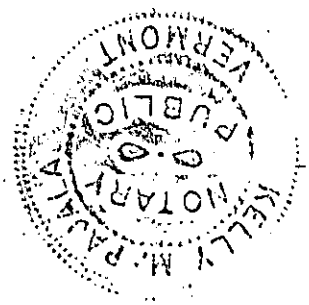
STATE OF VT.
COUNTY OF Windham

On this the 10th day of April, 2012, before me personally appeared Michael Bernhardt, Co-Successor Trustee of The Anne Kemper Irrevocable Trust for Judith Cousens, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 10th day of April, 2012.

_____
Notary Public

My Commission Expires: 2/10/15



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212