WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120042916 DEEDWARR
Recvd: 06/11/12 13:33 2 pgs
Fees: 13.00 Taxes: 259.00

20120611-0050848

R-VRES-12-3737

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/09/2016

(AFFIX SEAL)

BRIAN D. MITCHELL
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
Dale Avenue, LLC	Dale Avenue, LLC	
3737 Elkins Avenue	(NAME) 650 Wedgewood Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37203	92-13-224
(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 LISA ALLISON BEARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DALE AVENUE, LLC, 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. 15 OF BLOCK "23", ON THE PLAN OF CHARLOTTE PARK 2ND ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 57, PAGES 160 AND 161, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LISA ALLISON BEARD BY QUITCLAIM DEED FROM LISA ALLISON BEARD AND ROBERT JASON ALLISON, OF RECORD IN INSTRUMENT NUMBER 20081231-0124012, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 31, 2008.

BEING THE SAME PROPERTY CONVEYED TO JO ANN ALLISON BY DEED FROM RITA HURST, TRUSTEE OF RECORD IN BOOK 9573, PAGE 655, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 18, 1995. SAID JO ANN ALLISON HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGES 160 AND 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ( )

This is improved (X) property, known as 3737 Elkins Avenue, Nashville, Tennessee 37209

(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 30th day of May, 2012.

Lisa Allison-Beard

Lisa Allison Beard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Allison Beard, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2012.

Brian D. Mitchell

Notary Public

My Commission Expires: 01/09/2016

(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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