WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $245,000.00.

Affiant

Subscribed and sworn to before me this 25th day of June, 2012

Notary Public
My Commission expires: My Commission Expires September 9, 2014
(Affix Seal)

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Scott L. Zuckerman	New owner	091-07-0-371.00
5102 Kentucky Avenue		
Nashville, Tn 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jerry Earwood, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Scott L. Zuckerman, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 1011 and 1013, Block 173, Plan of West Nashville No. 1, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry Earwood, by deed from Peggy Burkhalter and M. Terry Burkhalter, on February 29, 2012, of record in Instrument Number 20120305-0018721, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, pages 74 and 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **5102 Kentucky Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 22, 2012.

Jerry Earwood by Hal E. Wilson, III as attorney in fact

Jerry Earwood
by Hal E. Wilson, III, as attorney-in-fact
POA of record in Instrument No 20120626-0055777

BILL GARRETT, Davidson County
Trans:T20120046965 DEEDWARR
Recvd: 06/26/12 09:19 2 pgs
Fees:13.00 Taxes:906.50

20120626-0055778

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Hal E. Wilson, III, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Jerry Earwood, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jerry Earwood, the bargainor(s), by the said Hal E. Wilson, III, as Attorney-in-Fact.

WITNESS my hand and seal, this 22nd day of June, 2012.

_____ My Commission Expires: 1-6-14
NOTARY PUBLIC

