WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120075459 DEEDWARR
Recvd: 10/04/12 13:15 2 pgs
Fees:13.00 Taxes:1509.60
20121004-0091078

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH day of **September, 2012.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID A. PLETCHER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy McCloud-Green and Douglas G. Green	Bank of America	105090369 00
(NAME) 925 Wedgewood Avenue	(NAME) P.O. Box 650070	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Dallas TX 75265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Todd Tenenholz and Sharon Tenenholz, (formerly known as Sharon Guttman), husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stacy McCloud-Green and Douglas G. Green, 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, Waverly Land Company's Subdivision, called Waverly Place, of record in Book 57, Page 95, Register's Office of Davidson County, Tennesse, and also known as part of Lot 1 on the unrecorded map showing the subdivision of Lot 28 prepared by Earl Drake, County Surveyor, dated June 21, 1922.

Beginning at the southeast corner of 10th Avenue South and Grove Avenue, being the northwest corner of Lot No. 1; thence with the easterly margin of 10th Avenue South, southerly 135.5 feet; thence at right angle easterly 55 feet to the line between Lots Nos. 1 and 2 in said subdivision. Thence with said line, northerly 135.5 feet to the southerly margin of Grove Avenue; thence with the margin of Grove Avenue; westerly 55 feet to the point of beginning.

Being the same property conveyed to Todd Tenenholz and Sharon Guttman by Warranty Deed from Gigi Gaskins dated September 15, 2006 of record in Instrument No. 20060921-0117375, Register's Office of Davidson County, Tennessee.

Sharon Tenenholz warrants, covenants and certifies that she is one and the same person as Sharon Guttman.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 925 Wedgewood Avenue, Nashville, TN 37204

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this **26th** day of September, 2012 ,

Todd Tenenholz

Sharon Tenenholz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Todd Tenenholz and Sharon Tenenholz**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of September, 2012.,

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON