BILL GARRETT, Davidson County
Trans:T20120089959 DEEDWARR
Recvd: 11/26/12 16:07 2 pgs
Fees:13.00 Taxes:388.50
20121126-0108524

WARRANTY DEED

G-ZR-12-1423

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RON GARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. MAR. 4, 2015
ROBERTSON 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
Miriam S. Gerber	Nations Lending Corporation	
1423 Janie Avenue (ADDRESS)	4 Summit Park Drive, Ste. 200 (NAME) (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Indepensence, OH 44131 (CITY) (STATE) (ZIP)	72-4-287.00

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, we RESTORE MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIRIAM S. GERBER, MARRIED, 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 THE SOUTHERLY 67 FEET OF LOT NO. 25 OF BLOCK "D" ON THE MAP OF COUNTRY CLUB ESTATES, AS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY.
THE SAID SOUTHERLY 67 FEET OF LOT NO. 25 FRONTS 67 FEET ON THE EASTERLY SIDE OF JANIE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO RESTORE MANAGEMENT, LLC., A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM ROBIN GRANDIN WEAVER, UNMARRIED, RECORDED ON THE 28TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080828-0088482, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1423 Janie Avenue, Nashville, Tennessee 37216
(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 20th day of November, 2012.

Restore Management, LLC, a Tennessee limited liability company

By: _____
Greg Davis, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of November, 2012, before me personally appeared Greg Davis, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Restore Management, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of November, 2012.

_____
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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