WARRANTY DEED

R-VRES-12-001018

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

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
Andrew B. Colvin	Avenue Bank	
1018 Mansfield Street	(NAME) 111 10th Avenue South, Suite 200	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37203	083-05-0-169.00
(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, we ROBERT DRIMMER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW B. COLVIN, UNMARRIED, 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 WESTERLY ONE-THIRD OF LOT 3 IN CONNELL O'DONNELL'S PLAN AS OF RECORD IN PLAN BOOK 2, PAGE 37 CHANCERY COURT AT NASHVILLE, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE JUNE 14, 1934, BY ERLE DRAKE, COUNTY SURVEYOR, AS FOLLOWS: SAID WESTERLY PART OF LOT NO. 3 FRONTS 48 FEET 4 INCHES ON THE SOUTHERLY SIDE OF MANSFIELD AVENUE, FORMERLY MCFERRIN AVENUE, AND RUNS BACK BETWEEN LINES 187.6 FEET, MORE OR LESS, ON THE WEST LINE AND 187.9 FEET, MORE OR LESS, ON THE EAST LINE TO AN ALLEY IN THE REAR AND MEASURES 48 FEET 4 INCHES THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT DRIMMER, UNMARRIED BY QUITCLAIM DEED FROM STEPHANIE MCRAE, UNMARRIED OF RECORD AT INSTRUMENT NO. 20121204-0111140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 16, 2012 AND RECORDED ON DECEMBER 04, 2012.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE MCRAE AND ROBERT DRIMMER, BOTH UNMARRIED, AS TENANTS IN COMMON BY QUITCLAIM DEED FROM STEPHANIE MCRAE, UNMARRIED OF RECORD AT INSTRUMENT NO. 20111215-0097481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 12, 2011 AND RECORDED ON DECEMBER 15, 2011.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE MCRAE, UNMARRIED BY WARRANTY DEED FROM JIMMY EDWARD BIGGERS, UNMARRIED OF RECORD AT INSTRUMENT NO. 20100816-0064562, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 30, 2010 AND RECORDED ON AUGUST 16, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAN BOOK 2, PAGE 37 CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1018 Mansfield Street, Nashville, Tennessee 37206

(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.

BILL GARRETT, Davidson County
Trans:T20120099018 DEEDWARR
Recvd: 12/27/12 13:03 2 pgs
Fees:13.00 Taxes:736.30

20121227-0119413

Witness my/our hand(s) this 21st day of December, 2012.

Robert Drimmer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Drimmer, 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 21st day of December, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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