BILL GARRETT, Davidson County
Trans: T20130001337 DEEDWARR
Recvd: 01/07/13 08:13 2 pgs
Fees: 13.00 Taxes: 440.30

20130107-0001539

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2015

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: AV-12-1614

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Franklin and Bill Franklin	new owner	83-6-33.00
(NAME)	(NAME)	
1614 Benjamin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DANIEL PODOLSKY AND JAY S. PODOLSKY, BOTH UNMARRIED MEN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CYNTHIA FRANKLIN AND BILL FRANKLIN**, 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:

ANN ONE PT

Being Lot No. 40 on the map of subdivision of Lots Nos. 8, 9, 10 and part of Lot No. 7, Block A, Lots Nos. 13 & 14, Block B and all of Block C, Weakley Place of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel Podolsky by Special Warranty Deed from Federal Home Loan Mortgage Corporation, recorded on the 11th day of May, 2012 in Instrument No. 20120511-0041078, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Daniel Podolsky and Jay S. Podolsky by Quitclaim Deed from Daniel Podolsky as recorded on the 21st day of May, 2012 in Instrument No. 20120521-0043913, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1614 Benjamin Street, Nashville, TN 37206
(House Number) (Street) (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 GRANTEES, 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 ___ day of December, 2012.

Daniel Podolsky

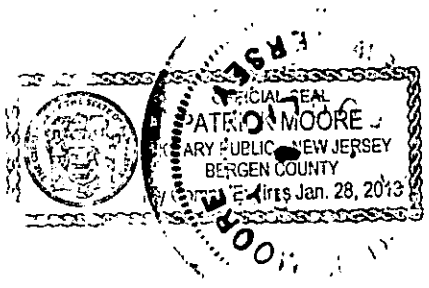
Jay S. Podolsky

STATE OF New Jersey
COUNTY OF Bergen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Podolsky, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2012.

Notary Public
My Commission Expires: 01/28/2013

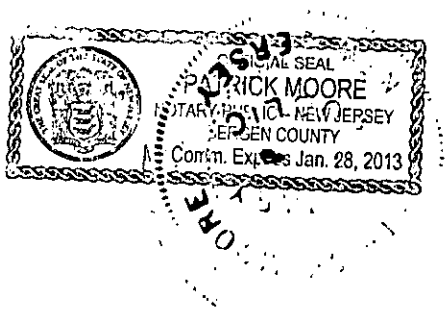


STATE OF New Jersey
COUNTY OF Bergen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay S. Podolsky, 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 executed the within instrument for the purposes therein contained.

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Notary Public
My Commission Expires: 01/28/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171