BILL GARRETT, Davidson County
Trans:T20130003364 DEEDWARR
Recvd: 01/11/13 16:03 2 pgs
Fees:13.00 Taxes:1235.80
20130111-0003972

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $334,000.00. Gail Murray Affiant Subscribed and sworn to before me, this the 10th day of January, 2013. J. Brandon Miller Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gail Murray	1st M BANK	
1313B McChesney Avenue	10 CADILLAC DR, STE 100	072-03-0-093.00
Nashville, TN 37216	BRENTWOOD, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **AZZI LIVING TRUST DATED 3/1/11, ROBERT M. AZZI TRUSTEE, AND CYNTHIA E. AZZI, TRUSTEE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GAIL MURRAY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 2 on the Plan of First Revision, Resubdivision of Lot 208 Inglewood Place of record in Plat at Instrument No. 20120816-0073615, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Azzi Living Trust dated 3/1/11, Robert M. Azzi, Trustee and Cynthia E. Azzi, Trustee by Warranty Deed from Terri Borders, a married woman of record at Instrument No. 20120329-0026549, Register's Office for Davidson County, Tennessee, dated March 27, 2012 and recorded on March 29, 2012.

Being the same property conveyed to Terri Borders, a married woman by Deed from William B. Cobb, Jr. and Edith M. Courduff, both unmarried of record at Instrument No. 20111014-0080193, Register's Office for Davidson County, Tennessee, dated October 12, 2011 and recorded on October 14, 2011.

Being the same property conveyed to William B. Cobb, Jr. and Edith M. Courduff as tenants in common with right of survivorship by Quitclaim Deed from Lee A. Cohen, Trustee of record at Instrument No. 20090204-0009716, Register's Office for Davidson County, Tennessee, dated February 04, 2009 and recorded on February 04, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1313-B McChesney Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of January, 2013.

Azzi Living Trust dated 3/1/11

Robert M Azzi, Trustee & Cynthia E Azz, Trustee by Steve Mabee
By: as Agent and Attorney-in-fact
Name: Steve Mabee
Title: Agent and Attorney-in-Fact for
Robert M. Azzi, Trustee, and Cynthia E. Azzi, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2013, before me personally appeared Steve Mabee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as the Agent and Attorney-in-Fact for Robert M. Azzi, in his capacity as Trustee of the Azzi Living Trust dated 3/1/2011, and as the Agent and Attorney-in-Fact for Cynthia E. Azzi, in her capacity as Trustee of the Azzi Living Trust dated 3/1/2011, as authorized by the trust document to execute this instrument in its behalf as the Agent and Attorney-in-Fact for the Robert M. Azzi and Cynthia E. Azzi as the Trustees of the Azzi Living Trust dated 3/1/2011.

Witness my hand and seal this the 10th day of January, 2013.

Notary Public

My Commission Expires: 9-9-2014

