THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***340,000.00.

Abby R. Rubenfeld.
Affiant

Subscribed and sworn to before me this 18th day of April, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

ADDRESS OF NEW OWNER

Christopher Yarber
4304 Colorado Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 103-04-0
PARCEL 242.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($***340,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Abby R. Rubenfeld, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Christopher Yarber, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID west half of Lot No. 32 fronts 50.0 feet along the northerly side of Colorado and extends back 162.9 feet along the easterly and westerly lines to a rear line measuring 50.0 feet thereon.

BEING the same property conveyed to Abby R. Rubenfeld, a single person, by Warranty Deed dated October 20, 2005, from Kathleen M. Whalen, a single person, of record at Instrument No. 20051024-0128051 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4304 Colorado Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

BILL GARRETT, Davidson County
Trans:T20130033043 DEEDWARR
Recvd: 04/23/13 09:18 2 pgs
Fees:13.00 Taxes:1258.00
20130423-0040076

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of West End Annex of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 18 day of April, 2013.

Abby R. Rubenfeld.
Abby R. Rubenfeld

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abby R. Rubenfeld, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of April, 2013.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY