WARRANTY DEED

MARY JAYNE MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-VRES-13-1103

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/17/15
(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
Gary Haber, Trustee	New Owner	
1920 Adelicia St #300 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	118-01-105.00

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, I/we MARK HOWARD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY HABER, TRUSTEE, PURSUANT TO A TRUST DATED APRIL 15TH, 2013, ITS SUCCESSORS AND ASSIGNS, WITH FULL RIGHT AND POWER TO CONVEY, SELL, TRANSFER, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY, ALL OF THE RIGHT, TITLE AND INTEREST IN AND TO THE PROPERTY HEREIN DESCRIBED., 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 LOT NO. 7 AND LOT NO. 8 ON THE PLAN OF MONTROSE PLACE OF RECORD IN PLAT BOOK 57, PAGE 93, 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 LOT NOS. 7 AND 8 FRONT TOGETHER 100.0 FEET ON THE SOUTHERLY SIDE OF CARUTHERS AVENUE AND RUN BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 11TH AVENUE SOUTH, 170.00 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARK HOWARD, UNMARRIED BY DEED FROM HAZEL ANNIE B. FRANKLIN, UNMARRIED OF RECORD IN BOOK 8183, PAGE 247, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 22, 1990 AND RECORDED ON AUGUST 28, 1990.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 93; INSTRUMENT NUMBER 20030403-0044242, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

LUANNE P. HOWARD JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 1103 Caruthers Avenue, Nashville, Tennessee 37204
(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:T20130039132 DEEDWARR
Recvd: 05/10/13 08:43 2 pgs
Fees:13.00 Taxes:2007.25
20130510-0047277

Witness my/our hand(s) this 19th day of April, 2013.

Mark Howard

Luanne P. Howard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Howard and Luanne P. Howard, 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 19th day of April, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

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