BILL GARRETT, Davidson County
Trans:T20130046777 DEEDWARR
Recvd: 06/05/13 09:45 2 pgs
Fees:13.00 Taxes:2275.50

20130605-0056879

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-13-2601

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
Deborah J. Gordon	NEW OWNER (NAME)	
3105 Vanderbilt Place (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-04-0-101.00

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 SCOTT E. KOZICKI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBORAH J. GORDON, 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 NORTH 50 FEET OF LOT NO. 183 ON THE PLAN OF BELMONT LAND COMPANY'S PLAN OF LOTS CALLED "BELMONT HEIGHTS" OF RECORD IN PLAT BOOK 421, PAGE 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 50.0 FEET ON THE WESTERLY SIDE OF BELMONT BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE SOUTH MARGIN OF SWEETBRIAR AVENUE, 175.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SCOTT E. KOZICKI, UNMARRIED BY DEED FROM DUSAN TEODOROVIC AND WIFE, DJORDJETA TEODOROVIC OF RECORD AT INSTRUMENT NO. 200003140026269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 10, 2000 AND RECORDED ON MARCH 14, 2000.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; AND B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 34, SAID REGISTER'S OFFICE.

unimproved ( )

This is improved (X) property, known as 2601 Belmont Blvd, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 31st day of May, 2013.

Scott E. Kozicki

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott E. Kozicki, 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 31st day of May, 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