Realty Title

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-23-14
(AFFIX SEAL)

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

R-VRES-13-2710

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
Ben A. Fensterheim	Magna Bank	
2710 Woodlawn Drive	(NAME) 6525 Quail Hollow Road, Ste 300	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Memphis, TN 38120	104-15-0-375.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 THEODORE R. MCRACKAN AND ESTHER ESTEE PERLMUTTER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT J. FENSTERHEIM AND WIFE, SUSAN R. FENSTERHEIM; AND BEN A. FENSTERHEIM, UNMARRIED; AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 WEST 50 FEET OF THE SOUTH ONE-HALF OF LOT NO. 23 ON THE PLAN OF BELAIR OF RECORD IN PLAT BOOK 332, PAGE 6, 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 PART OF SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF BEL AIR AVENUE, NOW WOODLAWN AVENUE AND EXTENDS BACK PARALLEL LINES 192 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO THEODORE R. MCRACKAN AND ESTHER ESTEE PERLMUTTER, HUSBAND AND WIFE BY WARRANTY DEED FROM CLAUDIA DOUDS AND HUSBAND, PATRICK DOUDS OF RECORD AT INSTRUMENT NO. 20080924-0097302, DATED SEPTEMBER 19, 2008 AND RECORDED ON SEPTEMBER 24, 2008, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 332, PAGE 6; BOOK 3965, PAGE 953, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2710 Woodlawn Drive, 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.

BILL GARRETT, Davidson County
Trans: T20130049743 DEEDWARR
Recvd: 06/13/13 10:35 2 pgs
Fees: 13.00 Taxes: 1605.80
20130613-0060371

Witness my/our hand(s) this 7th day of June, 2013.

Theodore R. McRackan

Esther Estee Perlmutter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theodore R. McRackan and Esther Estee Perlmutter, 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 7th day of June, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Realty Title
206A-Cool Springs Blvd., Ste 106
Franklin, TN 37067