WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130050272 DEEDWARR
Recvd: 06/14/13 13:11 2 pgs
Fees:13.00 Taxes:453.25

20130614-0061067

R-VRES-13-214

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

Subscribed and sworn to before me this 12th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-28-15

(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
Brandy Renee Daniels	SAME	
214 Berry St	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		082-07-0-252.00
(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 JOSEPH THOMASHEFSKI, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDY RENEE DANIELS, AN UNMARRIED WOMAN, 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:

SITUATED IN DAVIDSON COUNTY, TENNESSEE AND BEING THE WESTERLY 33 1/3 FEET OF LOT NO. 126 ON THE PLAN OF THE UNRECORDED PORTION OF JOHN W. BRYAN'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF BERRY STREET 450 FEET FROM THE SOUTHWEST INTERSECTION OF SAID STREET AND MERIDIAN STREET (ERRONEOUSLY REFERRED TO AS MEAEIDIAN STREET IN THE DEED OF TRUST RECORDED AS INSTRUMENT NO. 20001108-0110953, IN DAVIDSON COUNTY REGISTER'S OFFICE), BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO R.J. CONNER, JR. BY DEED FROM JAMES W. SULLIVAN, ET AL, OF RECORD IN BOOK 2540, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH SAID CONNER'S EASTERLY BOUNDARY LINE, BEING LOT NO. 127 ON SAID PLAN, SOUTHERLY 165 FEET TO AN ALLEY; THENCE, WITH SAME EASTERLY 33 1/3 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO ETHEL L. SULLIVAN BY DEED OF RECORD IN BOOK 1560, PAGE 537, AND BOOK 3128, PAGE 68, SAID REGISTER'S OFFICE; THENCE WITH SAID SULLIVAN'S WESTERLY BOUNDARY LINE NORTHERLY 165 FEET TO THE SOUTHERLY MARGIN OF SAID BERRY STREET; THENCE WITH SAME WESTERLY 33 1/3 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH THOMASHEFSKI, AN UNMARRIED MAN BY DEED FROM GRADY D. MCNEAL AND WIFE, AMY V. MCNEAL OF RECORD AT INSTRUMENT NO. 20080422-0041064, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 21, 2008 AND RECORDED ON APRIL 22, 2008. THE SAID JOSEPH THOMASHEFSKI HAVING SINCE MARRIED.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID JESSICA THOMASHEFSKI JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )

This is improved (X) property, known as 214 Berry St, Nashville, Tennessee 37207

(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 12th day of June, 2013.

Joseph Thomashefski

Jessica Thomashefski

STATE OF Tennessee
COUNTY OF Davidson

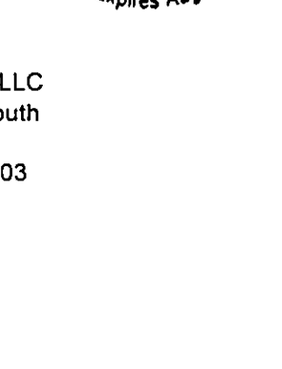
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Thomashefski and Jessica Thomashefski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 12th day of June, 2013.

Notary Public

My Commission Expires:

(SEAL)



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