BILL GARRETT, Davidson County
Trans:T20130054421 DEEDWARR
Recvd: 06/27/13 09:10 4 pgs
Fees:23.00 Taxes:1406.00



20130627-0065975

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 25010-1

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Brook P. Barzyk<br>Tisha C. Barzyk<br>1012 Thurman Street<br>Mt. Juliet, Tennessee 37122 | New Owner | Map 72-05<br>Parcel 32 |

## WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, EDDIE H. DAVIS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BROOK P. BARZYK, and wife, TISHA C. BARZYK, hereinafter called the Grantees, their heirs, successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in the County of Davidson, State of Tennessee, more particularly described as follows:

TRACT I: Being Lot No. 26 on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County. Said Lot No. 26 fronts 70 feet on the west side of Ambrose Avenue and runs back between parallel 180 feet to a dead line.

TRACT II: Being Lot No. 27 on the Plan of Rothwood, Section One, of record in Book 1424, page 134, Register's Office for said County.

Said Lot No. 27 is situated on the northwesterly corner of the intersection of Ambrose Avenue and a 20-foot alley, fronting 50 feet on the westerly margin of Ambrose Avenue and 160 feet the northerly margin of said alley, said frontage being joined by a curve having a length of 31.4 feet, a radius of 20 feet. Said lot extends back from Ambrose Avenue 180 feet on the northerly line and 70 feet from said alley on the westerly side.

This improved commercial property is also known as 3005 Ambrose Avenue, Davidson County, Nashville, Tennessee 37207.

Being all of the same property conveyed to Eddie H. Davis, and wife, Mary Benet Davis by Deed from Ruby C. Wilson, a widow, unmarried and Ruby C. Wilson, Trustee, of The Herman H. Wilson Trust of record as Instrument No. 20040723-0088408, Register's Office for Davidson County, Tennessee; being further conveyed to Eddie H. Davis (a/k/a Edward Hulan Davis) by

Quitclaim Deed from Mary Lynn Benet-Davis of record as Instrument No. 20070104-0001519, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever; and Grantor covenants with the said Grantees that he 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 set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has executed this instrument on this the 25th day of June, 2013.

Eddie H Davis

EDDIE H. DAVIS

**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 Eddie H. Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 2013.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me this
25th day of June, 2013.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**EXHIBIT A**
**Permitted Encumbrances**

(a) Taxes for the year 2013 and subsequent years, a lien not yet due and payable, said taxes are assumed by the Grantee.

(b) All matters as set forth on the Plan of Section One, Rothwood, of record in Plat Book 1424, page 134, said Register's Office, which plan includes a 30-foot minimum building setback line from Ambrose Avenue; a 10-foot public utility and drainage easement along the rear lot line.

(c) Matters shown on the ALTA/ACSM Land Title Survey of Parcels 26 and 27, Map 72-5, by C&K Surveyors, L.L.C., William Earl Crenshaw, R.L.S. #2395, dated June 22, 2013.