BILL GARRETT, Davidson County
Trans:T20130058851 DEEDWARR
Recvd: 07/10/13 16:09 2 pgs
Fees:13.00 Taxes:357.42

20130710-0071509

(Notary Stamp) LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $96,600.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2013. Notary Public My commission expires: 5/20/14

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Karen Lavender and Gary Ravenscroft	Wiseman and Burke	**Map\Parcel: 033-16-0-063.00 & 033-16-0-247.00**
1237 and 1239 North Graycroft Avenue	750 Fairmont Ave. #100	
Nashville, TN 37115	Glendale, CA 91203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Franklin D. Mull, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen Lavender (99% undivided interest) and Gary Ravenscroft (1% undivided interest), as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 34-A and 34-B, Zone Lot Division of Primrose Meadows, Section One, of record in Book 5800, Page 310, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

* Book 4675, Page 18, amended in

Being a portion of the same property conveyed to Franklin D Mull by Successor Trustee's Deed from Charles S. Sanger, as Successor Trustee of record in Book 7990, page 193, Register's Office for Davidson County, Tennessee, dated November 13, 1989 recorded on November 22, 1989.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (**X**) unimproved ( ) property known as 1237 and 1239 North Graycroft Avenue Nashville, TN 37115.

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 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 GRANTEES, 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 2nd day of July, 2013.

Franklin D. Mull

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Franklin D. Mull the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2013.

Notary Public

My Commission Expires: 3-3-2015

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

File #: **5013031**
RECORD & RETURN TO: