(4)

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-13-1618

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
Michael Barton Pellegrin	Michael Barton Pellegrin (NAME)	
1618 Sumner Ave (ADDRESS)	1618 Sumner Ave. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	083-06-0-065.00

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 KATHLEEN KANTER AND HUSBAND, BYRON BRILL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL BARTON PELLEGRIN AND WIFE, AMANDA PAGE PELLEGRIN, 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 LOT NO. 21 ON THE PLAN OF SUBDIVISION OF LOTS 8, 9, 10 AND PART OF LOT NO. 7 IN BLOCK, LOTS 13 AND 14 IN BLOCK B AND ALL OF BLOCK C IN THE SUBDIVISION OF WEAKLEY PLACE OF RECORD IN PLAT BOOK 547, PAGE 12, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN KANTER AND HUSBAND, BYRON BRILL BY DEED FROM MARK A. ZOOK AND WIFE, LAUREN B. ZOOK OF RECORD AT INSTRUMENT NO. 20070727-0089435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 26, 2007 AND RECORDED ON JULY 27, 2007.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 547, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1618 Sumner Ave, Nashville, Tennessee 37206
(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:T20130064449 DEEDWARR
Recvd: 07/29/13 11:18 2 pgs
Fees:13.00 Taxes:936.10
20130729-0078464

Witness my/our hand(s) this 26th day of July, 2013.

Kathleen Kanter by John Gleaves attorney in fact

Kathleen Kanter

Byron Brill by John Gleaves attorney in fact

Byron Brill

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHLEEN KANTER AND BYRON BRILL and who acknowledged he/she/they executed the same as the free act and deed of the said KATHLEEN KANTER AND BYRON BRILL.

Witness my hand and official seal, this the 26th day of July, 2013.

Megan Paulus

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