(2)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Sheldon Rifkowitz	Sheldon Rifkowitz	
349 Brewer Dr.	349 Brewer Dr.	16205001600
Nashville, TN 37211	Nashville, TN 37211	

WARRANTY DEED

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 ACKNOWLEDGED, WE,

Morris and Bell Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheldon Rifkowitz, a single man

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:

Lot 67, Southwood Planned Unit Development, as shown on plat of record in Plat Book 2663, page 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Morris and Bell Properties, LLC on 02/12/2007 by deed from Autumn Morris and Charles R. Bell, filed for record on 02/13/2007 in Instrument No. 20070213-0018262, and corrected in Instrument No. 20120709-0060306, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **349 Brewer Dr. Nashville, TN 37211**

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 and assigns forever; and we do covenant with 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 hand this 26 day of July, 2013.

Bradford F. Bell

Bradford F. Bell

Darek B. Bell by Bradford F. Bell

Darek B. Bell

BILL GARRETT, Davidson County
Trans:T20130064817 DEEDWARR
Recvd: 07/30/13 09:22 3 pgs
Fees:18.00 Taxes:432.53

20130730-0079000

State of Tennessee

County of Williamson

Before me, the undersigned Notary Public in and for said County and State, personally appeared, Bradford F. Bell the within named bargainor, with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her free act and deed for the purpose(s) therein contained. as attorney in fact for Darek B. Bell, as Darek Bell's free act & deed.

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

My commission expires: 4/20/15

Notary Public

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~26TH~~ 26th DAY OF JULY 2013

Notary Public

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Ste C
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Bradford F. Bell ~~and Darek B. Bell~~, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Members of Morris and Bell Properties, LLC, the within named bargainor, a Limited Liability Company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by themselves as Members.

Witness my hand and official seal at office this 26 day of July, 2013.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY