WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081314 DEEDWARR
Recvd: 09/19/13 13:09 2 pgs
Fees:13.00 Taxes:614.20
20130919-0098834

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $166,000.00.

Affiant

Subscribed and sworn to before me this 16th day of Sept, 2013.

Notary Public
My Commission expires: 5.3.14
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Julia M. Yeager	JCM	119-14-0-001.00
2907 Simmons Avenue	275 Robert Rose Dr	
Nashville, TN 37211	Murfreesboro TN 37129	

ROBERT M. LOFFI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Frank Feinstein and wife, Beverly Feinstein (formerly Beverly Furman)** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Julia M. Yeager, a single person** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 of Block "H" on the Plan of Woodbine Courts, Section 2, not of record, and described according to a survey made by Blanchard & Parrish Engineers, as follows:

Beginning on the westerly margin of Simmons Avenue at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, westwardly 150 feet to the easterly line of the Tankersly Subdivision; thence with said line, northwardly 105.5 feet to the southerly margin of Collier Avenue; thence with said Avenue, eastwardly 101.1 feet to the beginning of a curve; thence around said curve, southeastwardly 77.4 feet to the westerly margin of Simmons Avenue; thence with said Avenue, southwardly 56.6 feet to the beginning.

Being the same property conveyed to Frank Feinstein and Beverly Furman*, by deed from Dana Roberts Rueswald, unmarried, on March 13, 2002, of record in Instrument Number 20020318-0033585, Register's Office for Davidson County, Tennessee.

***Beverly Furman now known as Beverly Feinstein.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2907 Simmons Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 16, 2013.

Frank Feinstein

Beverly Feinstein

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frank Feinstein and Beverly Feinstein** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 16, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY