WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130085422 DEEDWARR
Recvd: 10/03/13 09:02 2 pgs
Fees: 13.00 Taxes: 1056.35

20131003-0103782

R-VRE-13-323

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-19-16

(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Bret D. Guest	New Owners	
323 50th Avenue North (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	091-15-0-216.00

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 KATHERINE M. NEWMAN AND KEVIN EDWARDS, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRET D. GUEST, AN UNMARRIED MAN, AS TO AN UNDIVIDED 50% INTEREST, AND AUDREY H. BALL, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JOHN B. KOHL CO., P.C., DATED OCTOBER 30, 1998 AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 9TH STREET OR 50TH AVENUE, NORTH, 100 FEET SOUTH OF THE SOUTHERLY MARGIN OF 1ST AVENUE, OR PARK AVENUE, RUNNING THENCE SOUTHWARDLY 50 FEET ALONG THE WESTERLY MARGIN OF SAID 9TH STREET OR 50TH AVENUE NORTH; THENCE WESTWARDLY AT RIGHT ANGLES 160 FEET TO A DEAD LINE; THENCE NORTHWARDLY AND PARALLEL WITH 9TH STREET OR 50TH AVENUE NORTH 50 FEET TO A POINT; THENCE EASTWARDLY AND PARALLEL WITH 1ST AVENUE, OR PARK AVENUE 160 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE M. NEWMAN AND KEVIN EDWARDS, WIFE AND HUSBAND BY DEED FROM KATHERINE NEWMAN, UNMARRIED OF RECORD AT INSTRUMENT NO. 20120117-0004193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 9, 2012 AND RECORDED ON JANUARY 17, 2012.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE NEWMAN BY DEED FROM JOHN H. NEWMAN AND REBECCA LYFORD, HUSBAND AND WIFE OF RECORD AT INSTRUMENT NO. 20080717-0073418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 15, 2008 AND RECORDED ON JULY 17, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 323 50th Avenue North, Nashville, Tennessee 37209
(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.

Witness my/our hand(s) this 30th day of September, 2013.

Katherine M. Newman

Kevin Edwards

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine M. Newman and Kevin Edwards, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903