BILL GARRETT, Davidson County
Trans:T20130098325 DEEDWARR
Recvd: 11/19/13 13:35 2 pgs
Fees:13.00 Taxes:1406.00
20131119-0119335

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13100139

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $380,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2013.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Menachem Limor Lea Limor 205 Andover Way Nashville TN 37221	New Owner	Tax Parcel ID No. 142160B00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter G. Hoadley and Susan E. Hoadley, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Menachem Limor and Lea Limor, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, ARLINGTON GREEN, PHASE I, as shown on plat of record in Plat Book 6900, Page 399, as amended in Book 7517, Page 281, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Peter G. Hoadley and wife, Susan E. Hoadley by Warranty Deed from Fred Yazdian and Jerome Rosenblum, recorded on the 24th day of April, 1998 in Deed Book 10899, Page 698, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARLINGTON GREEN, PHASE I, as recorded in Plat Book 6900, Page(s) 399, as amended in Book 7517, Page 281.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7517, Page 283, Book 8120, Page 402, Book 8120, Page 485, Book 8180, Page 230, Book 8181, Page 62 and Book 8902, Page 963.

Terms and provisions of by-Laws recorded in Book 8180, Page 232 and Book 11232, Page 427.

Charter of Homeowners Association recorded in Book 8170, Page 450 and Book 11272, Page 886.

Conveyance of Open Space to Homeowner Association recorded in Book 8625, Page 750.

This is improved property located at 205 Andover Way Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2013.

Peter G. Hoadley

Susan E. Hoadley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter G. Hoadley and Susan E. Hoadley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014