WARRANTY DEED

G-VRES-13-524

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,200.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-6-16

(AFFIX SEAL)

CHARLES DUVANT, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires

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
Alex T. Dawald	Cole Taylor Bank	
524 Cedar Forest Court	(NAME) 2350 Green Road, Ste. 100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Ann Arbor, MI 48105	128-3-A-17.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we KATHERINE ANDERSON AND ANDREW FORNES, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEX T. DAWALD AND WIFE, ALLISON L. DAWALD, 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 17, CEDAR FOREST, FIRST REVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 383, 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 KATHERINE ANDERSON AND ANDREW FORNES BY WARRANTY DEED FROM MASOUD S. EMAMI AND WIFE, AGHDAS FAGHIHIAN, RECORDED ON THE 25TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060425-0047154, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 6900, PAGE 383; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6805, PAGE 253, BOOK 6925, PAGE 751 AND BOOK 7163, PAGE 686; AND EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 5222, PAGE 726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 524 Cedar Forest Court, Nashville, Tennessee 37221
(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:T20130104596 DEEDWARR
Recvd: 12/16/13 12:10 2 pgs
Fees:13.00 Taxes:855.44
20131216-0126798

Witness my/our hand(s) this 6th day of December, 2013.

Katherine Anderson

Andrew Fornes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Anderson and Andrew Fornes, 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 6th day of December, 2013.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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