WARRANTY DEED

VR13-2711

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2013

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-26-2016

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anat Anais	Anat Anais	
2711 Eastland Ave	400 Wildwood Rd.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Northvale, NJ 07647	083-08-227.00
(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 ANDREW FALCK, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANAT ANAIS, A MARRIED WOMAN, 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 No. 27 on the Plan of Whitman Meadow, Section Three, of record in Plat Book 4060, Page 182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tommy A. Kittrell and wife, Opal N. Kittrell by Deed from Jerry D. Smith and wife, Gayle Brown Smith of record in Book 4544, Page 926, Register's Office for Davidson County, Tennessee, dated October 8, 1971 and recorded on October14, 1971. The said Tommy A. Kittrell having since died.

Being the same property conveyed to Andrew Falck, a single man by Deed from Opal N. Kittrell of record in Instrument No. 20120524-0045235, Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on May 24, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 4060, page 182; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2711 Eastland Ave, Nashville, Tennessee 37206
(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 15th day of November, 2013

Andrew Falck

BILL GARRETT, Davidson County
Trans:T20130104909 DEEDWARR
Recvd: 12/17/13 10:45 2 pgs
Fees:13.00 Taxes:989.75
20131217-0127268

* Anat

STATE OF Tennessee
COUNTY OF Davidson

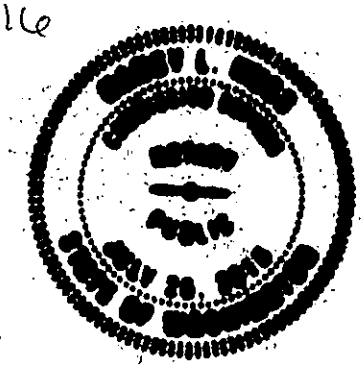
On this the 15th day of November, 2013, before me personally appeared Andrew Falck, a single man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of November, 2013.

Nancy Althus
Notary Public

My Commission Expires: 7-26-2016

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959