BILL GARRETT, Davidson County
Trans:T20140004994 DEEDWARR
Recvd: 01/22/14 14:28 2 pgs
Fees:13.00 Taxes:1147.00
20140122-0006166

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

**CRT File No. 13120074**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Affiant Pamela Matthews for IEBA

Subscribed and sworn to before me, this 17th day of January, 2014.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Notary Public
My Commission Expires:

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| International Entertainment Buyers Association<br>412 E Iris Dr<br>Nashville TN 37204 | New Owner | Tax Parcel ID No.<br>11811015500 |

**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, **Holly Furman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **International Entertainment Buyers Association**, ("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 7, BLOCK I, BERRY HILL GARDENS (ERRONEOUSLY REFERRED TO AS BERRY HILLS IN DEEDS IN CHAIN OF TITLE), as shown on plat of record in Plat Book 1130, Page 36, 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 Holly Furman by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, recorded on the 20th day of August, 2013 in Instrument No. 20130820-0087582, 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 BLOCK I, BERRY HILL GARDENS (ERRONEOUSLY REFERRED TO AS BERRY HILLS IN DEEDS IN CHAIN OF TITLE), as recorded in Plat Book 1130, Page(s) 36.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3282, Page 204.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 4611, Page 107.

Rights of Tenants, now in possession under an unrecorded lease.

This is improved property located at 412 E Iris Dr Nashville TN 37204.

**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 17th day of January, 2014.

Holly Furman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly Furman, 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 17th day of January, 2014.

Notary Public

My Commission Expires: _____

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