BILL GARRETT, Davidson County
Trans: T20140008310 DEEDWARR
Recvd: 02/05/14 10:15 2 pgs
Fees: 13.00 Taxes: 1676.10

20140205-0010137

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#14-0009

R-VRES-14-218

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 NUMBER
Michaela Poizner	Avenue Bank (NAME)	
218 Chapel Avenue (ADDRESS)	3823 Cleghorn Ave. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	83-6-106.00

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 ADAM C. CUQUET AND KATHLEEN CUQUET, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAELA POIZNER AND ALAN POIZNER, WIFE AND HUSBAND, 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. 56 ON THE PLAN OF BEAUMONT PLACE OF RECORD IN PLAT BOOK 332, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SAID LOT NO. 56 FRONTS 50 FEET ON THE EASTERLY SIDE OF CHAPEL AVENUE FORMERLY HUNTER OR LINDSLEY AVENUE, AND RUNS BACK 164 FEET, 3 INCHES ON THE SOUTHERLY LINE AND 171 FEET, 5 INCHES ON THE NORTHERLY LINE TO AN ALLEY AND SHOWS 50 FEET, 5 INCHES ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ADAM C. CUQUET AND KATHLEEN CUQUET, HUSBAND AND WIFE BY WARRANTY DEED FROM MASONHOPE COMPANY, LLC, RECORDED ON THE 25TH DAY OF APRIL, 2012 IN INSTRUMENT NO. 20120425-0035529, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20121017-0095374; PLAT BOOK 332, PAGE(S) 38, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 218 Chapel Avenue, 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 30th day of January, 2014.

Adam C. Cuquet

Kathleen Cuquet

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam C. Cuquet and Kathleen Cuquet, 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 January, 2014.

Notary Public

My Commission Expires:

(SEAL)



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