(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018058 DEEDWARR
Recvd: 03/18/14 10:56 2 pgs
Fees:13.00 Taxes:647.50
20140318-0022259

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 14th day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF JENNIFER S. DUNLAP

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna T. Zeitlin	Shelter Lending Services LLC	105-07-0
(NAME)	(NAME)	(MAP)
511 Hamilton Ave	4301 Hillsboro Pike Suite 101	269.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37203	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jason Carmon, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Anna T. Zeitlin, unmarried and Manuel S. Zeitlin, married, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the unrecorded Map of Hamilton Lands, as shown on the Plat of record in Minute Book 1, Page 97, County Court of Davidson County, Tennessee, and part of a closed alley as described on Metropolitan County Council Bill No. 083-1355. Said Lot No. 7 fronts 50 feet on the southerly margin of Hamilton Avenue and runs back between parallel lines, 175 feet to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Jason Carmon by Deed from Compass Development, LLC, of record at Instrument No. 20050222-0019142, Register's Office for Davidson County, Tennessee, dated February 16, 2005 and recorded on February 22, 2005.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 511 Hamilton Ave, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 14th day of March, 2014.

Jason Carmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jason Carmon; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of March, 2014.

Notary Public

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/20/17