| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 05/02/14 13:32 | 3 pgs |
| Fees:18.00 Taxes:1846.30 | |
| **20140502-0037478** | |

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $499,000.00

Affiant

Subscribed and sworn to before me, this [illegible] of May, 2014.

Notary Public
My commission expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

03-1404-38156

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| George S. Bryan, Jr.<br>113 Wentworth Avenue<br>Nashville TN 37215 | New Owner | 116-16-0-B-007.00-CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa Rubinowicz, Trustee of The Lisa Rubinowicz Living Trust, established by the Revocable Trust Agreement of Lisa Rubinowicz, dated February 25, 2010 (erroneously referenced as February 25, 2011)**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **George S. Bryan, Jr. and wife, Deborah S. Bryan**, hereinafter called the Grantees, their successors and assigns, a 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. 7, on the Plan of Second Revision, The Iroquois of Nashville, of record in Book 6900, Pages 61 and 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Rubinowicz and Richard Rubinowicz, Trustees of the Lisa Rubinowicz Living Trust, established by the Revocable Trust Agreement of Lisa Rubinowicz dated February 25, 2010 (erroneously referenced as February 25, 2011), with full power to sell, transfer, mortgage and convey without signature of any beneficiary, by deed dated January 20, 2011, from Lisa Rubinowicz, of record in Instrument No. 20110131-0008594, Register's Office for Davidson County, Tennessee. Under the terms of said Trust Agreement, either Trustee may act alone without the joinder of the other Trustee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 113 Wentworth Avenue, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of May, 2014.

Lisa Rubinowicz, Trustee of The
Lisa Rubinowicz Living Trust,
established by the Revocable Trust
Agreement of Lisa Rubinowicz,
dated February 25, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Rubinowicz, Trustee of The Lisa Rubinowicz Living Trust, established by the Revocable Trust Agreement of Lisa Rubinowicz, dated February 25, 2010, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of May, 2014.

State of Tennessee

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____




