Davidson County DEEDWARR
Recvd: 05/09/14 15:27 3 pgs
Fees:18.00 Taxes:851.56
20140509-0040019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 5, 2015~~ 2/23/15 (AFFIX SEAL)

Amy Cross Nance Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW HAZARD	Same	**103-06-0-054.00**
(NAME) **110 RURAL AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DONALD ARKOVITZ AND WIFE, MARTHA E. ARKOVITZ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW HAZARD, UNMARRIED, AND ELLA G. SMITH, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 35 on the Revised Plan of Richland Meadows, as of record in Book 2330, page 95, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald Arkovitz by deed dated February 25, 1992 from Carol Black of record in Book 8556, page 951, said Register's Office and by deed dated March 9, 1992 from Rita Roskin to Donald Arkovitz of record in Book 8572, page 973, said Register's Office. Being further conveyed to Donald Arkovitz by deed dated April 1, 1992 from Harold E. Collins, Trustee of record in Book 8591, page 47, said Register's Office. Then being conveyed to Donald Arkovitz and wife, Martha E. Arkovitz from Donald Arkovitz by deed dated July 28, 2005, of record in Instrument No. 20050801-0089422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plan of record in Book 2330, page 95, said Register's Office and any and all other easements, restrictions and conditions which may affect said premises of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **110 RURAL AVENUE, NASHVILLE, TN 37209**
(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 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 our hands this **9th day of May, 2014.**

DONALD ARKOVITZ
By: Michael Shipman, Attorney in Fact
for Donald Arkovitz

MARTHA E. ARKOVITZ
By: Michael Shipman, Attorney in Fact
for Martha E. Arkovitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2014, before me personally appeared Michael Shipman, Attorney-in-Fact for Donald Arkovitz and Martha E. Arkovitz, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donald Arkovitz and Martha E. Arkovitz, and who acknowledged that he executed the same as the free act and deed of Donald Arkovitz and Martha E. Arkovitz.

Witness my hand and official seal at Nashville, Tennessee this **9th** day of **May, 2014**.

My Commission expires: **May 5, 2015.**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

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

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County