RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140032696 DEEDWARR
Recvd: 05/12/14 11:44 2 pgs
Fees:13.00 Taxes:2275.50
20140512-0040399

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 615,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2014.

Notary Public

My commission expires: 12-23-14

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JON FOLK **LAUREN FOLK**	**CMG MORTGAGE, INC**	**08215020300**
516 RUSSELL STREET	**3160 CROW CANYON RD., STE. 400**	
NASHVILLE, TN 37206	**SAN RAMON, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

516 RUSSELL STREET ASSOCIATES, LTD.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JON FOLK and LAUREN FOLK, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the easterly 30 feet of Lot 22 and the westerly 20 feet of Lot 23 on the Plan of Felix Z. Zollicofer's Addition to Edgefield, now East Nashville, as of record in Book 19, page 162, Register's Office of Davidson County, Tennessee.

SAID parts of Lots 22 and 23 front together 50 feet on the southerly side of Russell Street and run back between parallel lines 174 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO 516 RUSSELL STREET ASSOCIATES, LTD BY WARRANTY DEED FROM ROBERT F. HALL DATED 07/05/85 AND RECORDED ON 07/08/85 IN BOOK 6600, PAGE 330, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 516 RUSSELL STREET, NASHVILLE, TN 37206.

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 in 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 30th day of April, 2014.

516 RUSSELL STREET ASSOCIATES, LTD.
BY: KERRY P. SLOAN,
SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KERRY P. SLOAN** with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the **SECRETARY** of **516 RUSSELL STREET ASSOCIATIES, LTD.** the within named bargainor, and corporation, and that he/she as such **SECRETARY** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as its **SECRETARY**.

Witness my hand, at office, this 30th day of April, 2014.

Notary Public

My Commission Expires: 5/20/14

CATHERINE L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXPIRES MAY 20, 2014