Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1142

6

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Ariel Y. Deutch, and Laura Young, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Wakefield, and Nathalie Wakefield, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee being Lot No. 255 on the Plan of Tynewood Estates, Section Two as of record in Book 2900, Pages 89 and 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ariel Y. Deutch and Laura Young by deed from Louis A. Dubrow and wife, Colleen A. Dubrow, in the amount of $360,000.00, dated July 22, 2004, of record as Instrument No. 20040726-0088894, Register's Office for Davidson County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1613 Ash Valley Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of July, 2014.

Ariel Y. Deutch

Laura Young

BILL GARRETT, Davidson County
Trans:T20140049211 DEEDWARR
Recvd: 07/10/14 10:33 2 pgs
Fees:13.00 Taxes:2097.90
20140710-0060743

State of Tennessee)
County of Davidson)

On this 1st day of July, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ariel Y. Deutch and Laura Young, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 567,000.00.

X
Affiant

Sworn and subscribed before me on this the 1st day of July, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:
Eric Wakefield
1613 Ash Valley Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
131-9-41