BILL GARRETT, Davidson County
Trans:T20140054110 DEEDWARR
Recvd: 07/28/14 08:51 2 pgs
Fees:13.00 Taxes:3.70

20140728-0066518

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of July, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kudzu Real Estate, Inc.	NEW OWNER	Parcel ID:
203 Point East Dr.		08111053600
Nashville, TN 37216		

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 acknowledged, we

Robert (Bobby) M. Garfinkle, Individually, and Robert (Bobby) M. Garfinkle, Trustee of the Eva R. Garfinkle Family Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kudzu Real Estate, Inc.
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:

LAND in Davidson County, Tennessee, being the northerly half of Lot No. 182 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 182 fronts 50 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Included, but specifically excluded from the above conveyance is the following described property of record in Book 1877, Page 174, said Register's Office:

Land in Davidson County, Tennessee, being the southerly 40 feet of the northerly half of Lot No. 182 of the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, entitled the Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 182 fronts 40 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley, being part of the property conveyed to Sam Garfinkle by deed from Era Oldham Gray and husband, John Gray, of record in Book 1855, Page 367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sam Garfinkle by deed from Era Oldham Gray and husband, John Gray of record in Book 1855, Page 367, said Register's Office. The said Sam Garfinkle died testate on March 7, 1970, and devised the property to Eva R. Garfinkle and the Will was admitted to Probate as Probate #54468, of record in Probate Court for Davidson County, Tennessee. The said Eva R. Garfinkle died testate on August 26, 2010, and the Will was admitted to Probate as Probate No. 10P1402, of record in Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 41, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 1629 12th Ave. N., Nashville, TN 37208

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 25th day of July, 2014.

Robert (Bobby) M. Garfinkle
and
The Eva R. Garfinkle Family Trust
By: Robert (Bobby) M. Garfinkle, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert (Bobby) M. Garfinkle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert (Bobby) M. Garfinkle, Trustee of the Eva R. Garfinkle Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Trustee of the Eva R. Garfinkle Family Trust, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.