| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| Catherine Mary Jennings | New Owner | 11801040300 |
| 807 Montrose Avenue | | |
| Nashville, Tennessee 37204 | | |
| This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205. | | 14793 26b |

**WARRANTY D E E D**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Todd Tenenholtz and wife, Sharon Tenenholz (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Catherine Mary Jennings (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Bransford Realty Co's Montrose Park Subdivision, of record in Book 547, Page 25, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rigid Development, Inc., by Warranty Deed, from Cornerstone Investments, Inc., dated July 6, 2012 and recorded July 18, 2012, of record in Instrument 20120718-0063151, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Cornerstone Investments, Inc., by Warranty Deed, from John David Abbott, dated April 25, 2012, recorded on May 3, 2012, of record in Instrument 20120503-0037994, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Todd Tenenholz and Sharon Tenenholz, husband and wife by Warranty Deed from Rigid Development, Inc., recorded on the 1st day of March, 2013 in Instrument No. 20130301-0020702, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 807 Montrose Avenue, Nashville, Tennessee 37204.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of Branford Realty Co's of record in Plat Book 547, page 25, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure recorded in Instrument Number 20120719-0063572.
3. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

BILL GARRETT, Davidson County
Trans:T20140064581 DEEDWARR
Recvd: 08/29/14 16:23 2 pgs
Fees:13.00 Taxes:2867.50
20140829-0079393

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $775,000.00
(
(
(Subscribed and sworn to before me
(this 28th day of August, 2014.
(
(My Commission Expires: May 8, 2017

Affiant

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 28th day of August, 2014.

Todd Tenenholtz

Sharon Tenenholtz

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Todd Tenenholtz and wife, Sharon Tenenholtz with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 28th day of August, 2014.

My Commission Expires: May 8, 2017

Notary Public