(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00.

Affiant

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

R-VRES-14-6515

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Webber and Alison Toczylowski	Same as new owner	
(NAME)	(NAME)	**115-10-0-055.00**
6515 Currywood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THEODORE R. BARONE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW WEBBER, AN UNMARRIED MAN; AND ALISON TOCZYLOWSKI, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Section One, West Meade Estates of record in Plat Book 2663, Page 110, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 216 fronts 160 feet on the southwesterly margin of Currywood Drive and extends back 528.6 feet on the northwesterly line an d528 feet on the southeasterly line to a dead line in the rear, measuring 59.1 feet thereon.

Being the same property conveyed to Theodore R. Barone by deed from Eric W. Hahn and Sherri W. Hahn of record in Instrument No. 20050908-0108158 Register's Office for Davidson County, Tennessee, dated August 31, 2005 and recorded on September 8, 2005.

The said Jacqueline Clougherty joins herein to convey any and all marital interest she may have in the above-described property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Plan of record in Plat Book 2663, Page 110, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2864, Page 348, as amended in Book 4503, page 111, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6515 Currywood Dr , Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140077916 DEEDWARR
Recvd: 10/16/14 08:37 2 pgs
Fees:13.00 Taxes:1583.60
20141016-0095443

Witness my/our hand(s) this the 10th DAY OF OCTOBER, 2014.

Theodore R. Barone

Jacqueline Clougherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEODORE R. BARONE and JACQUELINE CLOUGHERTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212