WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083128 DEEDWARR
Recvd: 11/04/14 10:40 2 pgs
Fees:13.00 Taxes:610.50
20141104-0101716

R-VRES-14-0509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Robert Mendelsohn and Patricia Mendelsohn	**Same as New Owner**	
(NAME)	(NAME)	**94-2-160.00**
26 Roslyn Street, Lane Cove NSW 2066	"	
(ADDRESS)	(ADDRESS)	
Australia,	"	
(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 **NELLIE LOUISE WHITESIDE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT MENDELSOHN AND PATRICIA MENDELSOHN, HUSBAND AND WIFE,** 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:

Being the Northerly 50 feet of the Southerly 100 feet of Lots Nos. 160 and 161 on the Map of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said County.

Said part of Lots Nos. 160 and 161 front 50 feet on the Easterly side of South 19th Street and run back between parallel lines 100 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Harold E. Whiteside, a married person to Nellie Louise Whiteside as recorded on the 17th day of October, 2007 in Instrument No. 20071017-0122886 and Warranty Deed from Nellie L. Jackson to Harold E. Whiteside as recorded on the 18th day of May, 1999 in Deed Book 11483, Page 576, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent.
- Plat recorded in Plat Book 57, Page(s) 130, said Register's Office.
- Easement for Sanitary Sewer, recorded in Book 1149, Page 468, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **509 S 19th Street, Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 31st DAY OF OCTOBER, 2014.

Nellie Louise Whiteside

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELLIE LOUISE WHITESIDE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2014.

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



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