WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042253 DEEDWARR
Recvd: 06/01/15 10:27 2 pgs
Fees:13.00 Taxes:1757.50
20150601-0050263

R-VRES-15-6131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 01/18/16

(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)
Jerry W. Owens	**Same as New Owner**	
(NAME)	(NAME)	**115-16-0-054.00**
1717 Beechwood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 **DANIEL LLOYD LUBETKIN, WIDOWED, AND AND PHILIP CHARLES LUBETKIN, MARRIED, DEVISEES UNDER THE LAST WILL AND TESTATEMENT OF SHIRLEY ZEITLIN LUBETKIN, DOCKET NO. 15P112, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSE, PROBATE DIVISION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JERRY W. OWENS, UNMARRIED,** 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. 3 on the Plan of Harding Park of record in Plat Book 2331, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southeasterly margin of Jocelyn Hollow Road at the corner of Lots Nos. 3 and 4; thence, with the line between said Lots, Southeastwardly 304.5 feet to the line of Lot No. 79; thence, with the line between Lots Nos. 3 and 79, Southwestwardly 185 feet to the Northeasterly margin of Cargile Road; thence, with the margin of the same, Northwestwardly 279.4 feet to the beginning of a curve; thence, around said curve to the right 39.3 feet to the margin of Jocelyn Hollow Road; thence, with the margin of the same, Northeastwardly 160 feet to the point of beginning.

Being the same property conveyed to Shirley Lubetkin by Warranty deed from James E. Gibbs and wife, Rachel B. Gibbs, of record in Book 7010, page 652, Register's Office for Davidson County, Tennessee, dated October 15, 1986, and recorded on October 16, 1986. The said Shirley Zeitlin Lubetkin, also known as Shirley Lubetkin, having since died on January 21st, 2015. Her son, Daniel Lloyd Lubetkin, and her husband, Philip Charles Lubetkin, convey herein as devisees under the Last Will and Testatement of Shirley Zeitlin Lubetkin, Docket No. 15P112, Seventh Circuit Court for Davidson County, Tennesse, Probate Division.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 2331, Page 120, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5677, Page 227, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2542, Page 486, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5230, Page 741, 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: **6131 Jocelyn Hollow Road, 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.

Witness my/our hand(s) this the 29th DAY OF MAY, 2015.

Daniel Lloyd Lubetkin

Philip Charles Lubetkin

ESTATE OF SHIRLEY ZEITLIN LUBETKIN

Daniel Lloyd Lubetkin, Co-Executor

Philip Charles Lubetkin, Co-Executor

The aforementioned Co-Executors join herein to convey any and all interest the Estate of Shirely Zeitlin Lubetkin might have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL LLOYD LUBETKIN AND PHILIP CHARLES LUBETKIN, 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 29 of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE 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, DANIEL LLOYD LUBETKIN, Executor of the ESTATE OF SHIRLEY ZEITLIN LUBETKIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29 of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE 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, PHILIP CHARLES LUBETKIN, Executor of the ESTATE OF SHIRLEY ZEITLIN LUBETKIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29 of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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