Davidson County DEEDWARR
Recvd: 08/28/15 15:28 4 pgs
Fees:23.00 Taxes:2867.50
20150828-0087601

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 32586-08-2015** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $775,000.00.<br>Affiant<br>Subscribed and sworn to before me this 27th day of August, 2015.<br>Notary Public<br>My Commission Expires: My Commission Expires MAY 3, 2016 |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Knut Olson<br>941 Inverness Ave<br>Nashville, TN 37204 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>118 02 0 066 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael A. Wolofsky, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kim Morter Olson and Knut Olson, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 941 Inverness Ave, Nashville, TN 37204

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Lila McCann Wolofsky, spouse of Michael A. Wolofsky, joins in the execution of this instrument for the purposes of conveying her marital interest in said property.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 27th day of August, 2015.

Michael A. Wolofsky

Lila McCann Wolofsky

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael A. Wolofsky and Lila McCann Wolofsky**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

# EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 70 feet front of Lot No. 3 on the Plan of R.A. Coleman's Subdivision of the Thornton Tract, as of record in Plat Book 547, page 108, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 70.0 feet on the southerly margin of Inverness Avenue, and runs back between lines measuring 283.0 feet on the westerly line and 282.2 feet, more or less, on the easterly line to a dead line in the rear measuring 71.5 feet thereon.

Being the same property conveyed to Michael A. Wolofsky, married, by deed dated February 27, 2006 from Gigi Gaskins, unmarried, of record in Instrument No. 20060301-0023491, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Plat Book 547, page 108, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure of record in Instrument No. 20080402-0033349, Register's Office for Davidson County, Tennessee.

# True Copy Certification

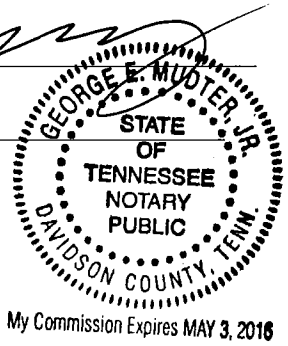
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:




My Commission Expires MAY 3, 2016