DO NOT PUBLISH

This instrument prepared by:
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Thomas N. Jones & Associates
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Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22885.2015

BILL GARRETT, Davidson County
Trans:T20150087502 DEEDWARR
Recvd: 10/14/15 10:41 2 pgs
Fees:13.00 Taxes:4625.00
20151014-0104450

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jessica Averbuch and husband Sam Averbuch 3533 Central Avenue Nashville, TN 37205	New Owner	104 05 0 391.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Bonnie T. Mitchell**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jessica Averbuch and husband, Sam Averbuch,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 120 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bonnie T. Mitchell by Deed dated December 11, 2014 from Sharon King and Gene T. Miller, Jr., as the sole heirs at law of Alice Daniel Hyder and being of record in Instrument Number 2011212-0114146, Register's Office of Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 332, Page 92, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

AND I do covenant with the said Grantees that I am lawfully seized and possessed of

said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 3533 Central Avenue, Nashville, Tennessee 37205.

Executed on this 13th day of October, 2015.

Bonnie T. Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Bonnie T. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of October, 2015.

Notary Public

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 13th day of October, 2015.

Notary Public

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03-07-17