WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107281 DEEDWARR
Recvd: 12/21/15 09:02 2 pgs
Fees:13.00 Taxes:1550.30
20151221-0127665

B-VRES-15-1625-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Kendra DeColo **Keith Stubbs**	New Owner	
(NAME) **1625 Shelby Ave**	(NAME)	**083-14-0-301.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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 **LAUREN E. DAVIS AND GARRETT R. DAVIS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENDRA DECOLO AND AVI KORINE, WIFE AND HUSBAND,** 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 part of Lot No. 103 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee. Beginning at a point in the Northerly margin of Shelby Avenue at the corner of Lot Nos. 102 and 103, thence with the line between lots, Northerly 95 feet to a point; thence Westerly 25 feet to a point; thence 55 feet to the South margin of an alley; thence with the margin of the same Westerly 25 feet to the corner of Lot Nos. 103 and 104; thence with the line between said lots, Southerly 150 feet to the North margin of Shelby Avenue; thence with the margin of same Easterly 50 feet to the beginning.

Being the same property conveyed to Lauren E. Davis and husband, Garrett R. Davis by Warranty Deed from Luke M. Hilko and Lisa M. Hilko Husband and wife, recorded on the 10th day of May, 2013 in Instrument No. 20130510-0047370, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Plat of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, as recorded in Plat Book 57, Page(s) 130, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1625 Shelby Ave, 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 18th DAY OF DECEMBER, 2015.

Lauren E. Davis by John Gleaves as Attorney in Fact

Garrett R. Davis by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAUREN E. DAVIS AND GARRETT R. DAVIS, and who acknowledged he/she/they executed the same as the free act and deed of the said LAUREN E. DAVIS AND GARRETT R. DAVIS.

Witness my hand and official seal, this the 18th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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