WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107301 DEEDWARR
Recvd: 12/21/15 09:05 2 pgs
Fees:13.00 Taxes:1147.00

20151221-0127674

Y-VRES-15-2108-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

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

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)
Kevin T. Albino and Melissa J. Harrison	new owner	
(NAME)	(NAME)	**083-07-0-285-00**
2108 Eastland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1707		
(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 **EMILY RUTZKY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN T. ALBINO, UNMARRIED AND MELISSA J. HARRISON, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 66 on the Plan of Rolling Acres of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 75 feet on the Southerly side of Eastland Avenue and runs back between lines 216.1 feet on the east line to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed to Eric M. Marlow, unmarried by warranty deed from Clyde M. Cole, Executor for the Estate of Lillian H. Madry (a/k/a Lillian Hess Madry), deceased of record in Instrument No. 20030611-0080677 Register's Office for Davidson County, Tennessee, dated 05/30/2003 and recorded on 06/11/2003.

The said Eric M. Marlow having since died intestate leaving his wife, Emily Marlow as his sole heir. See Affidavit of Heirship of record in Instrument No. 20130904-0093357, and Case No. 10P-1384 in the Probate Court for Davidson County, Tennessee. The said Emily Marlow having since married is now known as Emily Rutzy. Grantor's spouse joins in this conveyance to convey any marital interest or likewise.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4006, Page 787, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1140, Page 182, and Book 1181, Page 401, 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: **2108 Eastland Avenue , Nashville, Tennessee 37206-1707**.

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.

Emily Rutzky

Robert Rutzky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY RUTZKY, 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 18th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT RUTZKY, 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 18th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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