THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126073** BILL GARRETT, Davidson County Trans:T20160000022 DEEDWARR Recvd: 01/04/16 08:32 2 pgs Fees:13.00 Taxes:2849.00 20160104-0000018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $770,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2015. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Liza Averbuch 3605 SPERRY AVE Nashville TN 37215-1035	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11705004400

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, **Bradley French and Elizabeth French, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Liza Averbuch and spouse, Cutler Averbuch,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 36, Plan of Henry Sperry Subdivision, as shown on plat of record in Plat Book 974, Page 21 (erroneously referred to as Plat Book 924, Page 21 in Deeds of Acquisition), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bradley French and wife, Elizabeth French by Warranty Deed from Alexander Clinton Waddey and wife, Melissa Waddey, recorded on the 8th day of May, 2012 in Instrument No. 20120508-0039803, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HENRY SPERRY, as recorded in Plat Book 974, Page(s) 21.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Agreement as set forth in instrument recorded in Book 1022, Page 178.

This is improved property located at 3605 SPERRY AVE Nashville TN 37215-1035

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2015.

Bradley French

Elizabeth French

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley French and Elizabeth French, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018