WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007495 DEEDWARR
Recvd: 01/28/16 10:55 2 pgs
Fees:13.00 Taxes:2279.20
20160128-0008316

Y-VRES-15-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $616,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/23/16

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)
Emmanuel Zunz	**New Owner**	
(NAME)	(NAME)	**083-14-0-088.00**
2005 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2053		
(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 **JAMES STEPHEN NEIGHBORS AND WIFE, DIANE R. NEIGHBORS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EMMANUEL ZUNZ, AN UNMARRIED MAN,** 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. 20 on the unrecorded plan of the Subdivision of the 50 Acre Tract of J.I.D. Hinds, Trustee, in East Nashville, described as follows:

Beginning at a point on the northerly margin of Russell Street 619.5 feet eastwardly from the easterly margin of South 19th Street; thence eastwardly along the northerly margin of Russell Street 68 feet to the westerly line of Shelby Park Golf Course; thence with said line northerly 160 feet to the southerly margin of an alley; thence westerly along the southerly margin of said alley 68 feet; thence southerly 160 feet to the beginning.

Being a part of the same property conveyed to James Stephen Neighbors, married by Warranty deed from Lucille Trusty Walker of record in Instrument No. 20031112-0165351, and Re-Recorded in Instrument No. 20050719-0083687, Register's Office for Davidson County, Tennessee, dated October 31, 2003 and recorded on November 12, 2003 and being the same property conveyed to James Stephen Neighbors, married, by Quitclaim Deed from Suzanne Brooks recorded simultaneously herewith in Instrument No. 20160128-0008315, Register's Office for Davidson County, Tennessee. Diane R. Neighbors joins in this instrument to convey any and all marital interest she may have in and to said property.

This conveyance is subject to:
- Taxes for the year 2016.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2005 Russell Street , Nashville, Tennessee 37206-2053**.

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 20th DAY OF JANUARY, 2016.

James Stephen Neighbors by John Gleaves, attorney-in-fact

Diane R. Neighbors by John Gleaves, 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 JAMES STEPHEN NEIGHBORS AND DIANE R. NEIGHBORS, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES STEPHEN NEIGHBORS AND DIANE R. NEIGHBORS.

Witness my hand and official seal, this the 20th of January, 2016.

Notary Public

My Commission Expires:

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