Davidson County DEEDWARR
Recvd: 04/26/16 10:38 3 pgs
Fees:18.00 Taxes:2442.00
20160426-0040404

WARRANTY DEED

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 5/3/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ivan Adler Gena Adler	Ivan Adler	10506019600 & 10506019700
(NAME)	(NAME)	
1600 8th Avenue South	1600 8th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jonathan Gabelman,** hereinafter called the GRANTOR, haS bargained and sold, and by these presents do transfer and convey unto **Ivan Adler and Gena Adler, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

1600 8th Avenue South, Nashville, Tennessee 37203

Land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the west part of Lot 4 on the Map of Matilda Alloway's Plan of Lots, as of record in Book 161, Page 143, Register's Office for said County.

Said part of said lot fronts 50 feet on the east side of 8th Avenue South and runs back between lines 98 feet on the south line 97.4 feet on the north line along the south margin of Alloway Street to two irons pins of which is 82 feet west of an alley.

Being the same property conveyed to Jonathan Gabelman by deed of record in Instrument 201602250018174, Register's Office for Davidson County, Tennessee.

The SUBJECT property is not now nor ever has been the principal place of residence for the Grantor herein.

767 Alloway Street, Nashville, Tennessee 37203

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being the easterly part of Lot No. 4 on the Map of Matilda Alloway's Plan of Lots, as of record in Book 161, page 143, Register's Office for said County, described as follows: Beginning at a point on the southerly margin of Alloway Street at the northeast corner of a part of Lot No. 4 conveyed to Milojko Jankovic and wife, of record in Book 2539, page 228, said Register's Office; thence with the southerly margin of said Street eastwardly 82 feet, more

or less, to an alley; thence with the westerly margin of said alley southwardly 50 feet to the northeast corner of Lot No. 5 on said plan; thence with the line between said Lot Nos. 4 and 5 westwardly 82 feet, more or less, to the southeast corner of said Jankovic lot; thence with Jankovic's eastern boundary line, northwardly 50 feet to the beginning.

Being the same property conveyed to Jonathan Gabelman by deed of record in Instrument 201602250018174, Register's Office for Davidson County, Tennessee.

The SUBJECT property is not now nor ever has been the principal place of residence for the Grantor herein.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1600 8th Avenue South, Nashville, TN 37203
767 Alloway Street, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 25th day of April, 2016.

Jonathan Gabelman

Jonathan Gabelman

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jonathan Gabelman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2016.

Sondra Reece

Notary Public Sondra Reece
My Commission Expires: 3/3/2020

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File No.: 20518

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

