WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160082426 DEEDWARR
Recvd: 09/20/16 12:33 2 pgs
Fees:13.00 Taxes:2.96
20160920-0098987

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

J-FSBO-16-00-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800.00.

Lindsay A Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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)
Lindsay Clark	**New Owner**	
(NAME) **1228 Lillian St.**	(NAME)	**83-13-143.01**
(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 by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT M. GARFINKLE, INDIVIDUALLY WITH A 70% UNDIVIDED INTEREST AND ROBERT M. GARFINKLE, TRUSTEE OF THE EVA R. GARFINKLE FAMILY TRUST WITH A 30% UNDIVIDED INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSAY CLARK, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the westerly 9 feet of Lot No. 118 and the easterly 41 feet of Lot 119 on the Map of East Edgefield Plan of Lots, of record in Plat Book 21, Page 147, Register's Office for said County.

Said parts of said Lots front 50 feet on the south side of Lillian Street or Avenue and run back between parallel lines 170 feet to an alley.

Included in the above description, but excluded from this conveyance, is the following property conveyed to J. R. Patterson and wife, Juanita Patterson, by Installment Deed recorded September 26, 1960 in Book 3133, Page 20, described as follows:

Land in Davidson County, Tennessee, being the easterly 41 feet of Lot No. 119 on the Map of Edgefield Plan of Lots, of record in Plat Book 21, Page 147, Register's Office for said County.

Beginning at an iron pin in the southern margin of Lillian Street, said iron pin being located North 88 deg. West 436.6 feet from the westerly margin of South 14th Street being the common corner of Lots 118 and 119 on the above plan; running thence with the common line of Lots 118 and 119, South 2 deg. West 170 feet to a point in the northerly margin of an alley being the common corner of Lots 118 and 119; thence with the northerly margin of said alley North 88 deg. West 41 feet to a point; thence North 2 deg. East 170 feet to an iron pin in the southerly margin of Lillian Street; thence with the southerly margin of Lillian Street North 88 deg. East 41 feet to the point of beginning. All in accordance with survey and plat by Hickerson E. Miller dated July 23, 1956.

Being part of the same property conveyed to Sam Garfinkle by Deed from Elkin Garfinkle, Trustee, recorded September 23, 1958 in Book 2805, Page 537, Register's Office for Davidson County, Tennessee. The said Sam Garfinkle having since died testate on March 7, 1970 leaving his wife Eva R. Garfinkle as his devisee as noted in Docket# 54468, Probate Office for Davidson County, Tennessee.
The said Eva R. Garfinkle having since died testate on August 26, 2010 leaving Robert M. Garfinkle, Invidually and to Robert M. Garfinkle as Trustee of the Eva R. Garfinkle Family Trust as the devisees noted in Docket No. 10P1402, Probate Court, Davidson County, Tennessee.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for County, Tennessee.
• Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on

race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Subject to 2016 Property Taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Lillian Street, 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 9th DAY OF SEPTEMBER, 2016.

Robert M. Garfinkle

Eva R. Garfinkle Family Trust

BY: _____
Robert M. Garfinkle, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. GARFINKLE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of September, 2016.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th th day of September 2016, before me personally appeared Robert M. Garfinkle, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee for Eva R. Garfinkle Family Trust, the within named bargainor, a Trust, and that he as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th th day of September, 2016.

Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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