WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170043972 DEEDWARR
Recvd: 05/24/17 09:12 2 pgs
Fees:13.00 Taxes:1054.50
20170524-0051423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank and Leslie DeHerde	New Owner	103-15-0B-049.00 CO
(NAME)	(NAME)	
P.O. Box 525		
(ADDRESS)	(ADDRESS)	
Hope, New Jersey 07844	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SCOTT Z. GARFINKEL, A MARRIED MAN, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO FRANK DEHERDE AND LESLIE DEHERDE, 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:

Land in Davidson County, Tennessee, being Unit No. 49 on the Plan of Lion's Head Condominium Apartments of record in Book 5200, Page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime, established by Master Deed of record in Book 5340, Page 70, corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to SCOTT Z. GARFINKEL, A MARRIED MAN, by deed from William T. Tinnell, as to an undivided 25% interest, Gregg B. Tinnell, as to an undivided 25% interest, Henry C. Tinnell, Jr. as to an undivided 25%, William T. Tinnell and Gregg B. Tinnell, Co-Trustees, of the Trust established f/b/o Sandra Faye Moran, as to an undivided 25% interest, joined by William T. Tinnell and Gregg B. Tinnell, Co-Executors by order of the of the Last Will and Testament of H. C. Tinnell, deceased., of record in Instrument No. 20071129-0138319, dated November 27, 2007, said Register's Office.

Subject property is an investment property and has never been the primary residence of the grantor.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Lion's Head Condominium Apartments of record in Book 5200, Page 82, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4487 Post Place, #49, Nashville, TN 37209

(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 our hands this 19th day of May, 2017.

Scott Z. Garfinkel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Z. Garfinkel, a married man, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 19th day of May, 2017.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18