WARRANTY DEED

Prepared by
Record and Return to
Chapman & Rossoff Title, Inc.
302 Sidco Drive Rd., Ste 203-A
Nashville, TN 37210

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

G-VRES-17-612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(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)
Stephanie Marie Horowitz	New Owner	
(NAME) **612 Rudolph Ave.**	Bill Garrett Davidson County Batch# 11209 **DEEDWARR** 10/10/2017 03:50:13 PM 2 pgs Fees: $13.00 Taxes: $1,406.00 20171010-0104044	**083-06-0-330.00**
(ADDRESS) **Nashville, TN 37206**		
(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, **STEPHEN M. SHANE AND BLAIR C. SHANE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE MARIE HOROWITZ, AN UNMARRIED 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 North 12 feet of Lot No. 8 and all of Lot No. 7 on the Map of George Shield's East End Subdivision of record in Plat Book 57, Page 112, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Westerly margin of Rudolph Street or Avenue and the intersection of the South margin of an alley, being the first alley South of Eastland Avenue; thence with the margin of said alley Westerly 142.5 feet to an angle in said alley where the same meets another alley; thence with the angle of said alley Southwesterly 7.1 feet, more or less, to a point in the East margin of last mentioned alley; thence with the margin of the same Southerly 42 feet to a point 12 feet South of the common corner of Lots No. 7 and 8; thence Easterly parallel to the line between said lots 147.5 feet to the Westerly margin of Rudolph Street or Avenue; thence with the margin of the same Northerly 47 feet to the point of beginning.

Being the same property conveyed to Stephen M. Shane and Blair C. Shane, husband and wife by Warranty deed from Douglas E. Bethel and Melissa Bethel, husband and wife of record in Instrument No. 20160629-0066174 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 29, 2016.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 112, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **612 Rudolph Ave., 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 2nd DAY OF OCTOBER, 2017.

Stephen M. Shane by John Gleaves,
Attorney in Fact

Blair C. Shane 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 STEPHEN M. SHANE AND BLAIR C. SHANE, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN M. SHANE AND BLAIR C. SHANE.

Witness my hand and official seal, this the 2nd of October, 2017.

Notary Public
My Commission Expires: 10.7.19
(SEAL)

ALISON R... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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