WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
South Oak Title of Nashville, LLC, 4301 Hillsboro Road #110, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Thompson Paine	Daniel Thompson Paine	104-05-0-391.00
(NAME)	(NAME)	
3533 Central Avenue	3533 Central Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, We, **Sam Averbuch and Jessica Averbuch, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Thompson Paine and Georgiann Dusseau Dealey Paine, 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 Lot No. 120 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jessica Averbuch and Sam Averbuch by Warranty Deed dated 10/13/2015 from Bonnie T. Mitchell of recorded in Official Records Instrument No. 20151014-0104450, Register's Office for Davidson County, Tennessee.
MAP: 104; GROUP 05-0; PARCEL: 391.00

unimproved ☐

This is improved ☑ property, known as 3533 Central Avenue, Nashville, TN 37205
(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.

Karen Johnson Davidson County
Batch# 497791 **DEEDWARR**
10/19/2020 08:58:33 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20201019-0121102

Witness my/our hands this 15th day of October, 2020.

Sam Averbuch

Jessica Averbuch

State of Tennessee
County of Davidson

Personally appeared before me Sam Averbuch and Jessica Averbuch, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2020.

Notary Public Levi Dunagan
My Commission Expires: 05/07/24

File No.: 20-4631

