WARRANTY DEED

FILE BOX 19B
04-09-017-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of September, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Jane A. Dudley	"NEW OWNER"	116-08-0-C
(NAME) 72 Concord Park West	(NAME)	72.00 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JAMES M. SCHULMAN, EXECUTOR OF THE ESTATE OF MIRIAM P. SCHULMAN, DECEASED AND TRUSTEE OF THE TESTAMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MIRIAM P. SCHULMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jane A. Dudley, A Single Woman**, hereinafter called the Grantee(s), 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. 72, on the Revised Plan of Sugartree, Phase 2, of record in Book 4860, Page 79 - 80; and as Amended in Book 5005, Page 165, and Book 5084, Page 960 and in Book 5238, Page 93, Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JAMES M. SCHULMAN, EXECUTOR OF THE ESTATE OF MIRIAM P. SCHULMAN AND TRUSTEE OF THE TESTAMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT, by Deed from J. V. EDENFIELD AND WIFE, ANN MCDONALD EDENFIELD, of record in Book 5636, Page 262, Register's Office for DAVIDSON County, Tennessee. MIRIAM P. SCHULMAN HAVING since died testate, May 25, 2004 and title having vested in JAMES M. SCHULMAN, EXECUTOR OF THE ESTATE OF MIRIAM P. SCHULMAN AND TRUSTEE OF THE TESTAMENTARY TRUST CREATED IN THE LAST WILL AND TESTAMENT OF MIRIAM P. SHCULMAN, DECEASED, of record in Will Volume 5640-1527119, Probate Clerk's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Tree, of record in Book 11758, Page 466, Register's Office for DAVIDSON County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 72 Concord Park West, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 09/28/04 15:18 2pgs
Fees:13.00 Taxes:2072.00

20040928-0116798

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 24th day of September, 2004

JAMES M. SCHULMAN, EXECUTOR OF THE ESTATE OF MIRIAM P. SCHULMAN, DECEASED AND TRUSTEE OF THE TESTAMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTATMENT OF MIRIAM P. SCHULMAN

James M. Schulman, Executor of
the Estate of Miriam P. Schulman, Deceased and
Trustee of the Testamentary Trust Under
the Will of Miriam P. Schulman

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared JAMES M. SCHULMAN, EXECUTOR OF THE ESTATE OF MIRIAM P. SCHULMAN, DECEASED AND TRUSTEE, OF THE TESTAMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF MIRIAM P. SCHULMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon HE oath acknowledged HIMSELF to be the EXECUTOR of The Estate of Miriam Schulman, Deceased, and TRUSTEE of The Testamentary Trust Under The Will of Miriam P. Schulman, the within named bargainor(s), a Tennessee, and that HE as such EXCEUTOR AND TRUSTEE, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the by HIMSELF as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of September, 2004.

Notary Public

My Commission Expires: 03/31/07

