WARRANTY DEED

FILE BOX 19B
05-03-029-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Juliana Ericson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of March, 2005

Notary Public

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/29/05 14:06 2 pgs
Fees:13.00 Taxes:702.63

20050329-0033816

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JULIANA ERICSON	**"NEW OWNER"**	129-12-0
(NAME) 6317 Percy Drive	(NAME)	014.00
(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, **SARA M. ROSENSTEIN, A WIDOW, CAROL WILKER, CO-TRUSTEE and BEVERLY KOENIGSBERG, CO-TRUSTEE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIANA ERICSON, UNMARRIED**, 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. 208, Warner Park Valley, Section 1, of record in Book 3600, Pages 12,13 and 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 208 fronts 100 feet on the easterly side of Percy Drive and runs back 217 feet on the northerly line and 195.14 feet on the southerly line to a dead line measuring 102.4 feet thereon.

BEING all the same property conveyed to CLARENCE ROSENSTEIN AND WIFE, SARA CLARE ROSENSTEIN, dated April 21, 1965, by Deed from MURPHREE REALTY COMPANY, of record in Book 3981, Page 461, Register's Office for Davidson County, Tennessee. Subsequently, CLARENCE ROSENSTEIN AND WIFE, SARA M. ROSENSTEIN, A/K/A SARA CLARE ROSENSTEIN, having conveyed their interest to CLARENCE ROSENSTEIN AND SARA M. ROSENSTEIN, to create a Tenancy in Common by Quitclaim Deed of record in Instrument No. 20000509-0047162, said Register's Office.
The said CLARENCE ROSENSTEIN having since died testate and his interest being conveyed to CAROL WILKER AND BEVERLY KOENIGSBERG, as CO-TRUSTEES OF THE CLARENCE ROSENSTEIN FAMILY TRUST, by Executors' Quitclaim Deed, of record in Instrument No. 20030815-0118248, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property has not now nor ever been the principal place of residence for the Grantor(s).

BEING unimproved ☐
Improved ☒ property known as: 6317 Percy Drive, Nashville, TN, 37205.

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

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, our hands, this 25th day of March, 2005.

Sara M. Rosenstein
SARA M. ROSENSTEIN

Carol Wilker, Trustee
CAROL WILKER

Beverly Koenigsberg
BEVERLY KOENIGSBERG

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARA M. ROSENSTEIN, A WIDOW**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of March, 2005.

My Commission Expires: 03/31/07

Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CAROL WILKER, CO-TRUSTEE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of March, 2005.

My Commission Expires: 03/31/07

Notary Public

STATE OF OHIO)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BEVERLY KOENIGSBERG, CO-TRUSTEE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbus, Ohio, this 23rd day of March, 2005.

My Commission Expires: 12-01-07

Notary Public

STATE OF OHIO
COUNTY OF FRANKLIN