WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/05 12:43 2 pgs
Fees:13.00 Taxes:865.80

20051219-0151876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-27-07

(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore Machanoff	Theodore Machanoff	103-14A-41
(NAME)	(NAME)	
4500 Post Road D41	4500 Post Road D41	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, WE,

Elaine Kaplan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theodore Machanoff, and wife Frances Machanoff,

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:

Unit No. D-41 in a Horizontal Property Regime located on the Plat of The Hillwood of record in Book 5200, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Ada B. Kaplan by deed from Bernard M. Rosenblum and Carolyn R. Levine, as Executors of the Estate of Evelyn S. Rosenblum, dated September 30, 1993, of record in Book 9100, page 25, Register's Office for Davidson County, Tennessee. The said Ada B. Kaplan having since died on November 27, 2001 leaving a Will, said Will was probated by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket No. 02P-23. In accordance with the provisions of said Will, Elaine Kaplan, as Executrix of the Estate of Ada B. Kaplan having since conveyed the above described property to Elaine Kaplan, individually by Executor's Quitclaim Deed of record in Instrument No. 200402190019043, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4500 Post Road D41, 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.

Witness my hand this 12th day of December, 2005.

Elaine Kaplan

Elaine Kaplan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 12th day of December, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared Elaine Kaplan, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 12th day of December, 2005.

Commission expires:
5-27-07

Sharon L. Riney
Notary Public

