WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/06 08:23 2 pgs
Fees:13.00 Taxes:75.85
20061117-0142727

State of Tennessee)
County of Davidson)

06-10-035-J

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of November, 2006

Notary Public

My Commission Expires: 03/31/07

(AFFIX SEAL) DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
NASHVILLE RESTORATION PROJECT, A TENNESSEE CORPORATION	**"NEW OWNER"**	093-16
(NAME) 69 Trimble Street	(NAME)	429.00 & 430.00
(ADDRESS) Nashville, TN 37210	(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, **LEAH KLOTT SCHWARTZ, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NASHVILLE RESTORATION PROJECT,, A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of unimproved property located in Nashville, Davidson County, Tennessee, and more fully described, as follows:

Being the northeast part of Lot No. 1 of Block "F" on the Plan of the Hermitage Addition to Nashville, described as follows:

Beginning on the south margin of Robertson Street 14-1/2 feet easterly from the easterly margin of Fairfield Avenue; thence with the south margin of Robertson Street easterly 50 feet to the corner of Lots Nos.1 and 2; thence with the line between said two lots southerly 83 feet, more or less, to the northeast corner of a part of said lot 1, formerly owned by Alex Stalcup; thence with the north line of said Stalcup lot westerly 50 feet; thence northerly 83 feet, more or less, to the beginning. Included in the said description but specifically excluded from this conveyance is that portion of the said property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed of Record in Book 3878, Page 491, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Leah Schwartz, Trustee, to Phillip Klott, by Deed of record in Book 4312, page 259, Register's Office for Davidson County, Tennessee. The said Phillip Klott having since died and by Last Will and Testament of Phillip Klott of record in Will Book 98, page 22, Probate Court for Davidson County, Tennessee, the subject property was devised to Isadore Klott and Leah Klott Schwartz, in equal shares. The said Isadore Klott having since died and by the Last Will and Testament of Isadore Klott entered into probate in the Circuit Court of Cook County, Illinois County Department- Probate Division, as evidenced in Docket. The Interest of the Isadore Klott Revocable Living Trust being conveyed to LEAH KLOTT SCHWARTZ, UNMARRIED by Quitclaim Deed of record in Instrument No. 20061117-0142725, said Register's Office.

THIS instrument is being executed in behalf of **LEAH KLOTT SCHWARTZ** pursuant to a Power of Attorney executed by same on the 17th day of September, 2006, and being filed for record in Instrument No. 20061117-0142726, and being recorded simultaneously herewith.

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 PAID by the Grantor(s) herein.

BEING unimproved ☑
Improved ☐ property known as: Robertson Street, Nashville, TN, 37210.

(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, hands, this 6th day of November, 2006

LEAH KLOTT SCHWARTZ
Leah Klott Schwartz
BY: Lynn S. Green A-I-F
LYNN S. GREEN, ATTORNEY-IN-FACT

STATE OF ~~[illegible]~~ NEW YORK
COUNTY OF ~~[illegible]~~ BROOME

On this 6th day of November, 2006, before me personally appeared LYNN S. GREEN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of LEAH KLOTT SCHWARTZ, and acknowledged that she executed the same as the free act and deed of the said Leah Klott Schwartz.

Witness my hand and official seal at Binghamton New York, this 6th day of November, 2006.

My Commission Expires: ~~03/31/07~~

Notary Public

THEO J. TOTOLIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 02T04004125
Qualified in Broome County
Commission Expires November 30, 2009