Davidson County DEEDWARR
Recvd: 12/04/06 09:41 3 pgs
Fees:18.00 Taxes:2778.70
20061204-0148963

This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Daniel S. Hill **5057 Villa Crest Drive,** **Nashville, Tennessee 37220**	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	**145-7-14**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Daniel S. Kaplan, Michael P. Kaplan, Paula Kaplan and The Estate of Dr. Peter R. Kaplan,** (hereinafter collectively the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Daniel S. Hill** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in DAVIDSON County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Villa Estates, of record in Plat Book 3600, page(s) 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to DR. PETER R. KAPLAN, by deed from ROBERT D. MACMILLAN AND WIFE, MADELINE M. MACMILLAN, of record in Book 5065, page 331, dated August 25, 1976, said Register's Office, the said DR. PETER R. KAPLAN having since died Testate in Davidson County, Tennessee, his Last Will and Testament being of record in the Probate Court for Davidson County, Tennessee Case No. 06P537.

This is improved property commonly known as: **5057 Villa Crest Drive, Nashville, Tennessee 37220.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property, including but not limited to the following: (i) Matters shown on the Plan of record in Book 3600, page (s) 66, said Register's Office and (ii) Amended to setback line of record in Book 3919, page 827, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantors, for themselves and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, his heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantors as of the 29th day of November, 2006.

Daniel S. Kaplan

Michael P. Kaplan

Paula Kaplan Miller

by _____

Paula Kaplan Miller by Michael P. Kaplan as her Attorney in Fact

The Estate of Dr. Peter R. Kaplan

By: _____
Michael P. Kaplan
TITLE: Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel S. Kaplan and Michael P. Kaplan,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

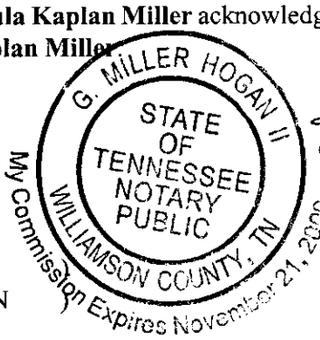
Witness my hand, at office, this 29th day of November, 2006.

_____
Notary Public
My commission expires: Nov. 21, 2009

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of November, 2006, before me personally appeared **Michael P. Kaplan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Paula Kaplan Miller** acknowledged that such person executed the same as the free act and deed of **Paula Kaplan Miller**.

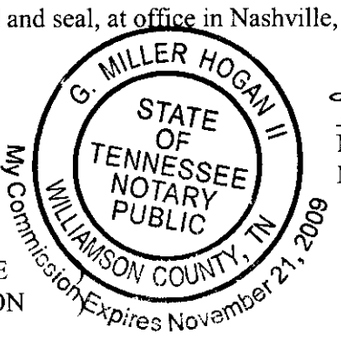


Notary Public
My commission expires: Nov. 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael P. Kaplan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Personal Representative** of **The Estate of Dr. Peter R. Kaplan**, the within named bargainer, an estate, and that such **Personal Representative** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Estate** as **Personal Representative**.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of November, 2006.



Notary Public
My commission expires: Nov. 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer of property is $751,000.00.

Affiant

Sworn to and subscribed before me this
29th day of November, 2006.

Notary Public
My Commission Expires: Nov. 21, 2009

