CLG # 200802066

**RETURN TO:** FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
**BOX 19-A**

| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF FEBRUARY, 2008.<br>Notary Public<br>MY COMMISSION EXPIRES: 01/24/2009<br>(AFFIX SEAL) |
|---|---|

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jack Becker and Lester Katz | Pinnacle National Bank | Map 103, |
| (NAME)<br>4200 West End Avenue #410 | (NAME)<br>211 Commerce St. #300 | Group 12-0A |
| (ADDRESS)<br>Nashville, TN 37205 | (ADDRESS)<br>Nashville, TN 37201 | Parcel 33 |
| (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, I, **EILEEN BERRY**,* hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JACK BECKER AND LESTER KATZ, as joint tenants with the right of survivorship,** 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:

* unmarried

Being Apartment No. 410, The Harding House, a Condominium, of record in Book 4675, page 60, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Eileen Berry by deed dated April 27, 1978 from Ellen Weinstein Levy Edwards of record in Book 5278, page 965, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4200 West End Avenue #410, Nashville, TN 37205

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

Davidson County DEEDWARR
Recvd: 03/04/08 13:49 2 pgs
Fees:13.00 Taxes:823.25
20080304-0021667

Witness my hand this 28th day of February, 2008.

Eileen Berry by Kevin Hackney, Attorney-in-Fact

Eileen Berry by Kevin Hackney, her Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kevin Hackney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eileen Berry, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20080304002166 , Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Eileen Berry, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 28 day of February, 2008.

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 2, 2011

My Commission Expires: