Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark W. Tanzer		103-05-0-054.00
5711 Stoneway Trail	Same as new Owner	
Nashville, TN 37209		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$335,000.00**

Deborah M Falls
Affiant

Subscribed and sworn to before me, this the 8th day of August, 2008.

Notary Public

My Commission Expires:
(Affix Seal)

GREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Davidson County DEEDWARR
Recvd: 08/25/08 09:51 4 pg:
Fees:23.00 Taxes:1239.50
20080825-0086972

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Estate of Bonita J. Halprin, Lisa Halprin Fleisher, Steven Glen Halprin and Jon Howard Halprin**, **("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Mark W. Tanzer, an unmarried individual, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 36 on the Plan of HILLWOOD PARK, of record in Plat Book 3300, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gerald Halprin and wife, Bonita J. Halprin, by Warranty Deed from James M. Fischer, Jr., and wife, Mary Virginia Fischer, dated July 26, 1973, of record in Book 4732, page 131, Register's Office for Davidson County, Tennessee. The said Gerald Halprin having since died on August 29, 1987 leaving Bonita J. Halprin as surviving tenant by the entirety. The said Bonita J. Halprin having since died on March 30, 2007 leaving Cathy T. Werthan, as Personal Representative of the Estate of Bonita Horwitz Halprin, entered on April 16, 2007 as Docket No. 07-T-615 in the Probate Court for Davidson County, Tennessee.

Bonita J. Halprin is one in the same person as Bonita Joan Halprin and Bonita Horwitz Halprin.

Lisa Halprin Fleisher is one in the same person as Lisa Rae Fleisher.

Lisa Halprin Fleisher, Steven Glen Halprin and Jon Howard Halprin join in this conveyance as the surviving heirs of Bonita J.Halprin pursuant to the Last Will and Testament entered on April 16, 2007 as Docket No. 07-T-615 in the Probate Court for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **5711 Stoneway Trail, Nashville, TN 37209**

Cathy T. Werthan executed this instrument on behalf of Lisa Rae Fleisher, Steven Glen Halprin and Jon Howard Halprin pursuant to the Power of Attorney's which are being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF LISA HALPRIN FLEISHER, STEVEN GLEN HALPRIN AND JON HOWARD HALPRIN.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **August, 2008.**

The Estate of Bonita J. Halprin

Cathy T. Werthan

By: **Cathy T. Werthan**
It's: **Personal Representative**

Lisa Halprin Fleisher
by Cathy T. Werthan,
Attorney-in-fact

Lisa Halprin Fleisher
By: Cathy T. Werthan, Her Attorney-in-Fact

Steven Glen Halprin
by Cathy T. Werthan
Attorney in fact

Steven Glen Halprin
By: Cathy T. Werthan, His Attorney-in-Fact

Jon Howard Halprin
by Cathy T. Werthan
Attorney in fact

Jon Howard Halprin
By: Cathy T. Werthan, His Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County mentioned, personally appeared **Cathy T. Werthan** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Personal Representative** of **The Estate of Bonita J. Halprin,** the within named bargainor, and that such **Cathy T. Werthan**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of **The Estate of Bonita J. Halprin** as **Personal Representative.**

Witness my hand and Seal at office on the **8th** day of **August, 2008.**

C.M. Corriveau

Notary Public

My Commission Expires: 03/21/09

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County mentioned, persoanlly appeared **Cathy T. Werthan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be theperson who executed the foregoing instrument on behalf of **Lisa Halprin Fleisher**, and who acknowledged that such person executed the same as the free act and deed of **Lisa Rae Fleisher**.

WITNESS my hand, at office, this **8th** day of **August, 2008**.

C.M. Corriveau

Notary Public

My Commission Expires: 03/21/09

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County mentioned, persoanlly appeared **Cathy T. Werthan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be theperson who executed the foregoing instrument on behalf of **Steven Glen Halprin**, and who acknowledged that such person executed the same as the free act and deed of **Steven Glen Halprin**.

WITNESS my hand, at office, this **8th** day of **August, 2008.**

C.M. Corriveau

Notary Public

My Commission Expires: 03/21/09

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County mentioned, persoanlly appeared **Cathy T. Werthan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be theperson who executed the foregoing instrument on behalf of **Jon Howard Halprin**, and who acknowledged that such person executed the same as the free act and deed of **Jon Howard Halprin**.

WITNESS my hand, at office, this **8th** day of **August, 2008.**

C.M. Corriveau

Notary Public

My Commission Expires: 03/21/09

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD PARK, as recorded in Plat Book 3300, pages 27 and 28, Register's Office for Davidson County, Tennessee.

4. Restrictions contained in instrument of record in Book 3312, page 104, Register's Office for Davidson County, Tennessee.