WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/08 08:52 3 pgs
Fees:18.00 Taxes:8140.00
20081229-0122618

State of Tennessee)
County of Davidson)

08-09-003-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of December, 2008

Notary Public

My Commission Expires: 01/03/11

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(AFFIX SEAL)

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
KASHMER PROPERTIES, G.P. (NAME)	NEW OWNER (NAME)	92-16
618 Church Street, Ste. 200 (ADDRESS)	(ADDRESS)	100.00
Nashville, TN 37219 (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, **MYRTLE STANFORD LAMBOS, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KASHMER PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP**, 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 Land located in Nashville, Davidson County, Tennessee, and being a part of **Lot No. 151 on the Map of the Boyd Home Tract,** of Record Book 21, Page 39, Register's Office for Davidson County, Tennessee, and being further described according to an as-built survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated December 18, 2008, as follows:

BEGINNING at the southeast corner of this tract at the intersection of the right-of-way of West End Avenue and the right-of-way of 19th Avenue North; Thence with the right-of-way of West End Avenue, South 59°15'00" West, a distance of 150.00 feet to a point at the southwest corner of this tract;

THENCE, North 30°45'00" West, a distance of 150.00 feet to a point at the northeast corner of this tract;

THENCE, North 59°15'00" East, a distance of 150.00 feet to a point in the southerly right-of-way of 19th Avenue North, the northeast corner of this tract;

THENCE, with the right-of-way of 19th Avenue North, South 30°45'00" East, a distance of 150.00 feet to the point of BEGINNING; (containing 22,500.00 Square Feet or 0.52 Acres more or less).

BEING the same property conveyed to MYRTLE STANFORD LAMBOS by Deed from R.D. STANFORD, JR., AND H.E. STANFORD, TRUSTEES FOR MYRTLE STANFORD LAMBOS, of record in Book 3182, Page 138, dated February 17, 1962, Register's Office for Davidson County, Tennessee. The said Myrtle Stanford Lambos is A/K/A Myrtle S. Lambos.

THIS instrument is being executed in behalf of **MYRTLE S. LAMBOS** pursuant to a Power of Attorney executed by same on the 17th day of November, 2000, and being filed for record in Instrument No. 20020503-0054710, Register's Office for Davidson County, Tennessee.

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.

See Attached Affidavit

BEING unimproved ☐
Improved ☒ property known as: 1902 West End Avenue, Nashville, TN, 37203.

(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, my hand, this 23rd day of December, 2008

MYRTLE STANFORD LAMBOS
Myrtle Stanford Lambs
by Chris Evans Lambs Jr

By:_____
CHRIS EVANS LAMBOS, JR.,
ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 23rd day of December, 2008, before me personally appeared **CHRIS EVANS LAMBOS, JR.,** 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 **MYRTLE S. LAMBOS**, and acknowledged that he executed the same as the free act and deed of the said MYRTLE S. LAMBOS.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of December, 2008.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **PETER WEISS** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned being first duly sworn, declares upon oath that:

1. The undersigned, Chris Evans Lambos, Jr., is an adult over the age of majority; a resident of Nashville, Davidson County, Tennessee; and, was the son of Myrtle S. Lambos.

2. The undersigned, Chris Evans Lambos, Jr., has been appointed Attorney in Fact for his mother, Myrtle S. Lambos, by Power of Attorney, of record in Instrument No. 20020503-0054710, Register's Office for Davidson County, Tennessee.

3. That as of the date of this Affidavit, the said Chris Evans Lambos, Jr., affirms that the said Myrtle S. Lambos is alive; however, due to her advanced age and physical debility, the said Mytle S. Lambos, can not sign her name.

4. That Myrtle S. Lambos and Myrtle Stanford Lambos are one and the same person.

Chris Evans Lambos, Jr., Affiant

Sworn to and subscribed before me, the undersigned, this the 23rd. Day of December, 2008.

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 1/3/2011

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris Evans Lambos, Jr. , the bargainor,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd. day of December, 2008.

My commission expires: 1/3/2011

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON