**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20100017059 DEEDWARR
Recvd: 03/24/10 09:21 2 pgs
Fees: 13.00 Taxes: 4440.00

20100324-0021871

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ LOS ANGELES

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/02/12
(AFFIX SEAL)

CANDICE MOORE-DOOLEY
Commission # 1821320
Notary Public - California
Los Angeles County
My Comm. Expires Nov 2, 2012

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Smythe & Cortlandt, LLC | Same as new owner | 11607011200 |
| (NAME) 109 Westhampton Place | (NAME) | |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) | |
| (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, WE, Thomas H. Schulman, Executor of the Estate of Herbert J. Schulman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Smythe & Cortlandt, LLC, a Tennessee limited liability company, 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:

Land in Davidson County, Tennessee, being Lot 1, Plan of Resubdivision of a part of Lynnmeade Subdivision, as shown on plat of record in Plat Book 3700, page 115, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Herbert J. Schulman and wife, Jean Schulman by Warranty Deed from Martha K. Lanier, recorded on the 14th day of April 1967, in Book 4120, page 772, in the Register's Office of Davidson County, Tennessee, the said Jean Schulman having died on May 15, 2004, leaving Herbert J. Schulman as the surviving spouse, and the said Herbert J. Schulman having died unmarried and testate on March 8, 2009. As of the date of this Deed, Herbert J. Schulman's last will and testament has been probated, Docket No. 09P-439 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and the estate remains open. Herbert J. Schulman's last will and testament provides that all real estate owned by Herbert J. Schulman at the time of his death will be administered through the estate and grants the Executor the right to sell any such property without joinder of any beneficiary or approval of any court.

This conveyance is subject to: 2010 property taxes, a lien, but not yet due and payable; all matters appearing on the plat of record in Plat Book 3700, page 115, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 109 West Hampton Place, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hands this 19th day of March, 2010.

Thomas H. Schulman, Executor of the Estate of Herbert J. Schulman

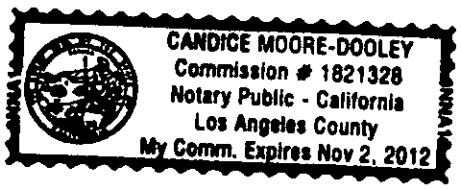
STATE OF CALIFORNIA )
) ss.
COUNTY OF LOS ANGELES )

On March 18, 2010, before me, Candice Moore-Dooley, Notary Public, personally appeared Thomas H. Schulman,

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Candice Moore-Dooley
SIGNATURE OF NOTARY PUBLIC

(seal)

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**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

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Document Date: _____ Number of Pages: _____