(2)

WARRANTY DEED

State of Tennessee)
County of Davidson)

10-07-011-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of August, 2010

Notary Public

My Commission Expires: July 25 2012 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100051482 DEEDWARR
Recvd: 08/19/10 08:35 2 pgs
Fees:13.00 Taxes:625.30
20100819-0065507

STATE OF TENNESSEE NOTARY PUBLIC — CARROLL L. MCARTHUR — WILLIAMSON COUNTY — My Commission Expires July 25 2012

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ELAINE GOLDMAN	" NEW OWNER "	129-14-A
(NAME) 6666 Brookmont Terrace, Unit 607	(NAME)	60.000 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **IRWIN ROSS,, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELAINE GOLDMAN, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

APARTMENT NO. 607, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company Inc., of record in Book 5414, Page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to IRWIN ROSS, AND WIFE, ELLEN N. ROSS (NOW DECEASED), by Deed from IRVING HOFFMAN, A SINGLE PERSON, dated November 25, 2002, of record in Book 8796, Page 558, Register's Office for Davidson County Tennessee. Ellen N. Ross is now deceased and title having vested in Irwin Ross as surviving tenant by the entirety. THE said IRWIN ROSS, A WIDOWER NOW UNMARRIED.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wessex Towers Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **IRWIN ROSS** pursuant to a Power of Attorney executed by same on the 16th day of February, 2007, and being filed for record in Instrument No. 20100819-0065506, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **6666 Brookmont Terrace, Unit 607, Nashville, TN, 37205.**

(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 16th day of August, 2010

IRWIN ROSS

By: Irwin Ross by Marsha Ross Jaffa
MARSHA ROSS JAFFA, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 16th day of August, 2010, before me personally appeared **MARSHA ROSS JAFFA,** 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 **IRWIN ROSS,** and acknowledged that she executed the same as the free act and deed of the said **IRWIN ROSS.**

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 2010.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FROM: IRWIN ROSS,
TO: ELAINE GOLDMAN

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Marsha Ross Jaffa
MARSHA ROSS JAFFA, AFFIANT

Sworn to and subscribed before me this 16th day of August, 2010.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
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.

Dee Files Kennedy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Files Kennedy 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

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON