PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20110060635 DEEDWARR
Recvd: 09/29/11 12:12 8 pgs
Fees:43.00 Taxes:85.10
20110929-0075512

W & I Ref: DM Title No: 51016

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dennis Miller Penny Miller 8017 Charlotte Pike Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 127-71.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$23,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pauline Gilbert Bader and Charles Gilbert Jr. and Harris Norman Gilbert and Harris A. Gilbert and Jennifer Lee Gilbert and Gay Levine Eisen, Executrix and Howard Cohen and Sanford Cohen and Maria Cohen Moore,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dennis Miller and Penny Miller, husband and wife** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee described according to a survey by Cantrell Kemp Land Surveyors and Consultants, 100 Stonewall Court, Hendersonville, TN 37075, a copy of which is attached as Exhibit "A" hereto, as follows:

Beginning at an iron pin, in the South right-of-Way Charlotte Pike, and being the Northeast corner of this tract. Thence: S 01-37-30 E, 684.07' to an iron rod set. Thence: N 87-51-00 W, 210.00' to an iron pin. Thence; N 13-00-00 W, 599.75' to an iron pin, in the South Right-of-Way. Thence: with the South Right-of-Way, N 74-17-00 E, 338.00' to the point of beginning, containing 3.97 acres, more or less.

Being the same property conveyed to Four Star Realty Investment Company by Final Decree Confirming Sale of the Chancery Court, Part 1, at Nashville, Tennessee, dated Feb. 14, 1975, and recorded in book 5223, page 255 in the Register of Deeds Office for Davidson County, Tennessee. The said Four Star Realty Investment Company has since been administratively dissolved, Leon Gilbert, Harris A. Gilbert, Morris Levine and Jack J. Cohen each owned twenty-five (25%) of the outstanding shares in the company. Leon Gilbert died testate and his will is probated under docket number 70926, Seventh Circuit Court for Davidson County, Tennessee, leaving as his beneficiaries under the trust established by said will, Pauline Gilbert Bader, Charles Gilbert, Jr., Harris Norman Gilbert and Jennifer Lee Gilbert. Morris Levine died testate and his will is probated under docket number 01P1971, Seventh Circuit Court for Davidson County, Tennessee, his estate is still open. Gay Levine Eisen was appointed Executrix of the Estate of Morris Levine and was granted and has the full authority and power to sell, transfer and convey real property. The said Jack J. Cohen died intestate on June 25, 1988, leaving Bessie D. Cohen and Howard Cohen as his heirs. The said Bessie D. Cohen died testate on March 21, 1994. Her will is probated under docket number 94P-488, Seventh Circuit Court for Davidson County, Tennessee, leaving Howard Cohen, Sanford Cohen and Maria Cohen (now knows as Maria Cohen Moore), as her beneficiaries. Maria E. Cohen and Maria Cohen are one and the same person. Pauline Gilbert Bader and Pauline G. Bader are one and the same person. Harris N. Gilbert and Harris Norman Gilbert are one and the same person. Jennifer Lee Gilbert and Jennifer Gilbert are one and the same person. Jennifer Lee Gilbert has granted Durable Financial Power of Attorney to Harris A. Gilbert which is

recorded in the Register's Office for Davidson County, Tennessee, and assigned instrument number 20070212-0018099.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

No insurance is afforded as to the exact amount of acreage contained herein.

This instrument is executed on behalf of Jennifer Lee Gilbert by pursuant to a Power of Attorney executed by her on the 9th day of February, 2007, of record in Instrument No20070212-0018099, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of Pauline Gilbert Bader by pursuant to a Power of Attorney executed by her on the 9th day of September, 1979, of record in Book 5509, page 106, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 0 Charlotte Pike, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2011 .

Pauline Gilbert BADER by Harris A. Gilbert POA
Pauline Gilbert Bader, by Harris A. Gilbert, Atty-In-Fact

Charles Gilbert Jr.

Harris Norman Gilbert

Harris A. Gilbert
Harris A. Gilbert

Jennifer Lee Gilbert by Harris A. Gilbert POA
Jennifer Lee Gilbert by Harris A. Gilbert, Atty-In-Fact

Gay Levine E. Eisen executrix
Gay Levine Eisen, Executrix

Howard Cohen
Howard Cohen

Sanford Cohen

Maria Cohen Moore

State of TENNESSEE
County of DAVIDSON

On this 26th day of September, 2011, before me the undersigned authority, personally appeared ~~Charles Gilbert Jr. Harris Norman Gilbert, Harris A Gilbert, Gay Levine Eisen, Howard Cohen, Maria Cohen Moore~~ to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

recorded in the Register's Office for Davidson County, Tennessee, and assigned instrument number 20070212-0018099.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

No insurance is afforded as to the exact amount of acreage contained herein.

This instrument is executed on behalf of Jennifer Lee Gilbert by pursuant to a Power of Attorney executed by her on the 9th day of February, 2007, of record in Instrument No20070212-0018099, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of Pauline Gilbert Bader by pursuant to a Power of Attorney executed by her on the 9th day of September, 1979, of record in Book 5509, page 106, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 0 Charlotte Pike, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2011 .

Pauline Gilbert Bader, by Harris A. Gilbert, Atty-In-Fact	**Charles Gilbert Jr.**
Harris Norman Gilbert	**Harris A. Gilbert**
Jennifer Lee Gilbert by Harris A. Gilbert, Atty-In-Fact	**Gay Levine Eisen, Executrix**
Howard Cohen	**Sanford Cohen**
Maria Cohen Moore	

County/City of Rockingham
Commonwealth/State of Virginia
The foregoing instrument was acknowledged before me this 26 day of Sept. 2011
by Sanford Cohen
Notary Public: Dawn Marie Ribet
My commission expires: April 30, 2015

DAWN MARIE RIBET
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2015
COMMISSION # 7076872

State of TENNESSEE

County of DAVIDSON

On this _____ day of September, 2011, before me the undersigned authority, personally appeared ~~Howard Cohen, to me known~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

_____
Notary

recorded in the Register's Office for Davidson County, Tennessee, and assigned instrument number 20070212-0018099.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

No insurance is afforded as to the exact amount of acreage contained herein.

This instrument is executed on behalf of Jennifer Lee Gilbert by pursuant to a Power of Attorney executed by her on the 9th day of February, 2007, of record in Instrument No20070212-0018099, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of Pauline Gilbert Bader by pursuant to a Power of Attorney executed by her on the 9th day of September, 1979, of record in Book 5509, page 106, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 0 Charlotte Pike, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2011 .

Pauline Gilbert Bader, by Harris A. Gilbert, Atty-In-Fact	**Charles Gilbert Jr.**
Harris Norman Gilbert	**Harris A. Gilbert**
Jennifer Lee Gilbert by Harris A. Gilbert, Atty-In-Fact	**Gay Levine Eisen, Executrix**
Howard Cohen	**Sanford Cohen**
Maria Cohen Moore	

State of TENNESSEE

County of DAVIDSON

On this _____ day of September, 2011, before me the undersigned authority, personally appeared **Howard Cohen,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

_____
Notary

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 **Harris A. Gilbert**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jennifer Lee Gilbert** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 26 day of September, 2011

GREGORY POLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/8/13

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 **Harris A. Gilbert**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Pauline Gilbert Bader** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 26 day of September, 2011

GREGORY POLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/8/2013

EXHIBIT "A"
To
Warranty Deed

FROM: Pauline Gilbert Bader and Charles Gilbert Jr. and Harris Norman Gilbert and Harris A. Gilbert and Jennifer Lee Gilbert and Gay Levine Eisen, Executrix and Howard Cohen and Sanford Cohen and Maria Cohen Moore

TO: Dennis Miller and Penny Miller, husband and wife

State of Tennessee
County of Davidson

AFFIDAVIT

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

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies 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 a principal's death, disability, or incapacity.

Further the Affiant Saith not.

, Affiant

Sworn to and subscribed before me this 26th day of September, 2011

Notary Public

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

State of TENNESSEE

County of DAVIDSON

On this 26th day of September, 2011, before me the undersigned authority, personally appeared **Charles Gilbert Jr.** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

On this 26th day of September, 2011, before me the undersigned authority, personally appeared . **Harris Norman Gilbert,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

On this 26th day of September, 2011, before me the undersigned authority, personally appeared **Harris A. Gilbert,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

On this 26th day of September, 2011, before me the undersigned authority, personally appeared **Gay Levine Eisen,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

On this _____ day of September, 2011, before me the undersigned authority, personally appeared **Maria Cohen Moore** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

_____

Notary

State of TENNESSEE

County of DAVIDSON

On this _____ day of September, 2011, before me the undersigned authority, personally appeared **Charles Gilbert Jr.** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

State of TENNESSEE

County of DAVIDSON

On this _____ day of September, 2011, before me the undersigned authority, personally appeared **. Harris Norman Gilbert,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

State of TENNESSEE

County of DAVIDSON

On this _____ day of September, 2011, before me the undersigned authority, personally appeared **Harris A. Gilbert,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

State of TENNESSEE

County of DAVIDSON

On this _____ day of September, 2011, before me the undersigned authority, personally appeared **Gay Levine Eisen,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

State of TENNESSEE

County of DAVIDSON

On this 24th day of September, 2011, before me the undersigned authority, personally appeared **Maria Cohen Moore** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5-6-2013 Notary

AMY M. SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Virginia

County of Rockingham

On this 26 day of September, 2011, before me the undersigned authority, personally appeared **Sanford Cohen** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: April 30, 2015

Notary

DAWN MARIE RIBET
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2015
COMMISSION # 7076672

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $23,000.00

Affiant

Sworn and subscribed before me this 26th day of September, 2011

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

Notary Public