THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 30655-06-2012 File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00. Affiant Subscribed and sworn to before me this 16th day of July, 2012. Notary Public My Commission Expires _____

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Amy S. Eskind 2046 Fransworth Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 116 020 B 00800 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sylvia Feldman (now known as Sylvia Rapoport) and Elaine Goldin, Co-Trustees with full right and power to convey, sell, mortgage, lease or otherwise encumber without joinder or consent of any beneficiary or other party,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amy S. Eskind,** unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2046 Fransworth Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 16th day of July, 2012.

Sylvia Rapoport Co-Trustee
Sylvia Rapoport, Co-Trustee

Elaine Goldin Co-Trustee
Elaine Goldin, Co-Trustee

BILL GARRETT, Davidson County
Trans:T20120052423 DEEDWARR
Recvd: 07/17/12 09:09 3 pgs
Fees:18.00 Taxes:7400.00

20120717-0062663

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sylvia Rapoport, Co-Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of July, 2012.

Notary Public

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 9, 2015

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF X Barnstable

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elaine Goldin, Co-Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this X 9 day of July, 2012.

X
Notary Public

My Commission Expires:

ELIZABETH A. GRADY
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
April 20, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hill Place, of record in Plat Book 7900, pages 923 through 932, corrected by Surveyor's Certificate of Correction in Book 10058, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sylvia Feldman and Elaine Goldin, as Co-Trustees with full right and power to convey, sell, mortgage, lease or otherwise encumber without joinder or consent of any beneficiary or other party, by deed dated July 3, 2007, from Ted Feldman and Sylvia Feldman, of record in Instrument No. 20070717-0084895, Register's Office for Davidson County, Tennessee. Sylvia Feldman is now known as Sylvia Rapoport.

This conveyance is made subject to:

1. State and County taxes for the year 2012, a lien, but not yet due and payable, which have been prorated between the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85, amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Hill Place Homeowners Association of record in Book 9737, page 400, and Instrument No. 20090324-0026385, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Hill Place Homeowners Association of record in Book 9730, page 356, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, pages 923 thru 932, and Surveyors Certificate of Correction in Book 10058, page 112, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 7900, page 913, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6391, page 530, and Book 8223, page 594, Register's Office for Davidson County, Tennessee.
8. Easement for sewer of record in Book 3506, page 63, Register's Office for Davidson County, Tennessee.