WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/12 14:25 2 pgs
Fees:13.00 Taxes:2571.50
20120731-0067519

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

11-12-003

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of July, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

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
CHABAD JEWISH STUDENT CENTER AT VANDERBILT, INC.	" NEW OWNER "	92-15
(NAME) 436 Village at Vanderbilt	(NAME)	145.00
(ADDRESS) Nashville, TN 37212	(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, **CHRISTOPHER L. FORT, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHABAD JEWISH STUDENT CENTER AT VANDERBILT, INC., A TENNESSEE CORPORATION**, 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:

LAND in Davidson County, Tennessee being **Lot No. 13, Elliston Addition to Nashville,** of record in Book 21, Page141, Register's Office for Davidson County, Tennessee, described according to a Survey prepared by Ralph W.C. Lambert, Surveyor, dated May 26, 1975, as follows:

BEGINNING at a point in the westerly margin of 23rd Avenue NPeter Weissorth, said point being 279.25 feet, more or less, northwardly from the northerly margin of West End Avenue; thence northwardly with the westerly margin of 23rd Avenue North, 49.00 feet to an iron pin; thence westwardly along the line common to this tract and that of Terry Stutts, 100.00 feet to an existing iron pipe thence southwardly along a line common to this tract and that of Edwin B. Raskin, Trustee, 49.00 feet to an existing iron pipe; thence eastwardly along a line common to this tract and that of Josephine D. Smith, 100.00 feet to the point of BEGINNING.

BEING the same property conveyed to CHRISTOPHER L. FORT, by Deed from BERNARD C. BROOKS, JOINED BY HIS WIFE, SUZANNE C. BROOKS, dated June 10, 1975, of record in Book 4920, Page 665, Register's Office for Davidson County, Tennessee.

SUBJECT property is used for COMMERCIAL purposes only and has not now nor ever has been the principal place of residence for the Grantor herein.

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 which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **111 23rd Avenue North, 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 31st day of July, 2012.

Christopher L. Fort

CHRISTOPHER L. FORT

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 **CHRISTOPHER L. FORT,** the bargainor(s), 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 Nashville, Tennessee, this 31st day of July, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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: 09/09/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON