WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130040321 DEEDWARR
Recvd: 05/15/13 08:52 2 pgs
Fees:13.00 Taxes:1850.00
20130515-0048720

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul F. Soper, Trustee	Same as new owner	104-13-0F-143
(NAME)	(NAME)	
1720 West End Avenue, Ste. 300		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARK DANIEL GARFINKEL AND SCOTT Z. GARFINKEL, AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL F. SOPER, TRUSTEE OF THE 143 BRIGHTON CLOSE LIVING REVOCABLE TRUST, HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 143, as shown on the map entitled Units 142, 143 & 144, Brighton Close, Phase II, of record as Plat Book 7900, page 988, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rita Z. Garfinkel, by deed from Brighton Close, LTD, Limited Partnership, of record as Book 9871, page 909, dated November 27, 1995, said Register's Office. The said Rita Z. Garfinkel having since died on or about September 4, 2010, leaving a Last Will and Testament which was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 10P-1612. The subject property passed to Debbie Garfinkel Maddox, Mark Daniel Garfinkel and Scott Z. Garfinkel by operation of law. Being further conveyed to Mark Daniel Garfinkel and Scott Z. Garfinkel by deed from Debbi Garfinkel Maddox, of record as Instrument No. 20130430-0043267, dated April 29, 2013, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien but not yet delinquent; all matters appearing on the map entitled Units 142, 143 & 144, Brighton Close, Phase II, of record in Plat Book 7900, page 988, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 143 Brighton Close, 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 10th day of May, 2013.

Mark D. Garfinkel by Scott Garfinkel, attorney in fact

Mark Daniel Garfinkel
By: Scott Z. Garfinkel

Scott Garfinkel

Scott Z. Garfinkel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Z. Garfinkel, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Mark Daniel Garfinkel, as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Mark Daniel Garfinkel.

Witness my hand and official seal at Office, this 10th day of May, 2013

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tricia Ball
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, Scott Z. Garfinkel, the within named bargainor, 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 Office, this 10th day of May, 2013.

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tricia Ball
Notary Public

My Commission Expires: 9/8/13