WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046349 DEEDWARR
Recvd: 06/04/13 10:51 2 pgs
Fees:13.00 Taxes:2830.50

20130604-0056217

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$765,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2013.

Notary Public

My commission expires: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph D. Altman, III	**First Home Mortgage**	**Map 130 09 0 Parcel 074.00**
109 Clydelan Ct	**5355 Nottingham Drive, Ste 130**	
Nashville, TN 37205	**Baltimore, MD 21236**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Seth Joseph Eskind and Judy Eskind, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph D. Altman, III and Louisa C. Altman, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 7th Civil District of Williamson County, Tennessee, being Lot No. 2 on the Plan of Cheekwood Estates, of record in Book 2663, Page 103, Register's Office for Williamson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Seth Joseph Eskind, by Deed dated May 10, 1985 from Edgar M. Rothschild III and Gina L. Rothschild, of record in Book 6561, Page 787, Register's Office for Davidson County, Tennessee and further conveyed to Seth Joseph Eskind and wife, Judy Eskind, by Quitclaim Deed dated April 17, 1989, in Book 7822, Page 489, said Register's Office.

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.

This is improved (____) Unimproved (____) property, known as **109 Clydelan Ct, Nashville, TN 37205**

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 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 my/our hand(s) this **31st** day of **May, 2013.**

Seth Joseph Eskind

Judy Eskind

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Seth Joseph Eskind and Judy Eskind,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2013.**

Notary Public

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: May 5, 2015