BOX 10-A

File No.2013136

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00

(X) Michael S. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2013

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130082006 DEEDWARR
Recvd: 09/23/13 09:38 2 pgs
Fees: 13.00 Taxes: 1544.75
20130923-0099607

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Turner	Franklin Synergy Bank	116-16-0-084.00
(NAME) 4010 Estes Rd.	(NAME) 722 Columbia Ave.	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Danielle Kaminsky, Suzanne Gaw, and Peter Kahane individually and as Co-Trustees of The Madeline Kahane Trust established in the Last Will & Testament** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Michael S. Turner and wife, Jill Turner,** hereinafter called the grantee(s), 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 4 as shown on the map entitled Park 1-Wallace Subdivision, of record in Plat Book 1424, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot no. 4 fronts 100 feet on the easterly side of Estes Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Dr. Charles Simon Kahane and wife, Claire Renee Kahane by Deed from George W. Cate, Jr. and wife, Carolyn Bass Cate dated August 5, 1969 of record in Book 4357, page 59, said Register's office. The said Claire Renee Kahane has since died vesting title solely in Dr. Charles Simon Kahane. The said Dr. Charles Simon Kahane has since died. Danielle Kaminsky, Suzanne Gaw, and Peter Kahane individually and as Co-Trustees of The Madeline Kahane Trust established in the Last Will & Testament are the devisees under the Will of Charles Kahane, under Docket No. 13P942, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4010 Estes Rd, Nashville, TN 37215
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 20th day of September, 2013.

Danielle Kaminsky, Co-Trustee

Danielle Kaminsky, Co-Trustee

Peter Kahane, Co-Trustee

Peter Kahane, Co-Trustee

Suzanne Gaw, Co-Trustee

Suzanne Gaw, Co-Trustee

Danielle Kaminsky, Individually

Danielle Kaminsky, Individually

Peter Kahane, Individually

Suzanne Gaw, Individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Danielle Kaminsky, Peter Kahane and Suzanne Gaw 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, and who further acknowledged that they are the Trustees of the Madeline Kahane Trust and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 20th day of September, 2013.

Commission expires: 12-21-14

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2013, before me personally appeared Danielle Kaminksy, Peter Kahane and Suzanne Gaw, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

Notary Public

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-21-14

File Number:2013136

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