(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$867,500.00**

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2014

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
GEORGETTE R. KENNEDY
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Lapidus		116-12-0J
(NAME)	(NAME)	(MAP)
4115 Elder Place	NEW OWNER	007.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Adam Michael, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brian Lapidus and wife Kim Lapidus, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Subdivision Plat of Elder Place Subdivision, a Cluster Lot Development, of record in Instrument No. 20030807-0112667, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam Michael and Susan A. Michael, husband and wife by Warranty Deed from Julie Boswell and Kevin Campbell, as tenants in common, of record at Instrument No. 20101129-0094705, Register's Office for Davidson County, Tennessee, dated November 23, 2010 and recorded on November 29, 2010; and further

Being the same property conveyed to Adam Michael (being the same person as Adam Ramsay Michael) by Quitclaim Deed from Susan A. Michael, of record at Instrument No. 20131009-0106040, Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on October 09, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4115 Elder Place, Nashville, Tennessee 37215

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 my/our hand(s) this 23rd day of January, 2014.

Adam Michael

BILL GARRETT, Davidson County
Trans:T20140005614 DEEDWARR
Recvd: 01/24/14 12:32 2 pgs
Fees:13.00 Taxes:3209.75

20140124-0006780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Adam Michael, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 23rd day of January, 2014.

Notary Public

My Commission Expires: 7/4/2015

John M. Wells
State of Tennessee Notary Public
Davidson County