THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Suite 410 Nashville, TN 37203 BILL GARRETT, Davidson County Trans:T20140012102 DEEDWARR Recvd: 02/21/14 09:02 2 pgs Fees:13.00 Taxes:1073.00 20140221-0014807	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **290,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY 2014. Notary Public MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Arie Halachmi and Marie Halachmi	New Owner	
3818 West End Ave Unit 301		104090K30100CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Barbara A. Petersen, Individually and as Trustee of the Barbara A. Petersen Revocable Living Trust Agreement dated October 7, 2010,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dr. Arie Halachmi and wife, Miriam Halachmi**

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 Davidson County, Tennessee, being Unit No. 301, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed, of record in Book 7332, page 380, amended in Book 7902, page 133 and Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Barbara A. Petersen and Robert F. Lewis by Deed from Michael Kruklinski and wife, Christy L. Kruklinski of record at Instrument No. 200007030065999, Register's Office for Davidson County, Tennessee, dated 6/28/2000 and recorded on 7/3/2000. The said Robert F. Lewis having since died resulting in the property being vested in his wife, Barbara A. Petersen, as surviving tenant by the entirety. The said Barbara A. Petersen having since Quitclaimed unto Barbara A. Petersen, Trustee, Barbara A. Petersen Revocable Living Trust Agreement dated October 7, 2010 by Quitclaim Deed of record in Instrument No. 20101011-0081429, dated 10/7/2010, recorded 10/11/2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3818 West End Ave Unit 301, 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, 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 hand this the 19th day of February, 2014.

Barbara A Petersen by Richard F. Bryan

Barbara A. Petersen by Richard F. Bryan, Attorney-in-Fact
Pursuant to Power of Attorney recorded in Instrument No. 20140221.0014806, R.O.D.C., TN

Barbara A Petersen, Trustee by Richard F. Bryan

Barbara A. Petersen, Trustee of the Barbara A. Petersen Revocable
Living Trust Agreement dated October 7, 2010by Richard F. Bryan, Attorney-in-Fact
Pursuant to Power of Attorney recorded in Instrument No. 20140221.0014806, R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Richard F. Bryan**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Barbara A. Petersen, Individually and as Trustee of the Barbara A. Petersen Revocable Living Trust Agreement dated October 7, 2010,** and who acknowledged that he executed the same as the free act and deed of **Barbara A. Petersen, Individually and as Trustee of the Barbara A. Petersen Revocable Living Trust Agreement dated October 7, 2010.** Witness my hand and official seal this 19 day of February, 2014.

Notary Public

My Commission Expires: 1-9-16

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