THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd Suite 203A** **Nashville, TN 37215** **CRT File No. 14040661** BILL GARRETT, Davidson County Trans:T20140032371 DEEDWARR Recvd: 05/09/14 14:09 2 pgs Fees:13.00 Taxes:514.30 20140509-0039964	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $139,000.00. Affiant Subscribed and sworn to before me, this6th day of May, 2014. Notary Public My Commission Expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Ted Barone and Jacqueline Clougherty 6515 Currywood Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 094-01-33.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Buchman Bernstein and Ed Buchman and Hannah-Lea Buchman and Katherine Joan Buchman and Calin Buchman Oliverio** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ted Barone, unmarried, and Jacqueline Clougherty, unmarried, as tenants in common with the right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 94, PAYNE BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Page 70, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Estate of Morris Kraft and the Calvin A. Buchman Family Trust to Linda Buchman Bernstein, Ed Buchman, Hannah-Lea Buchman, Katherine Joan Buchman, and Calin Buchman Oliverio, as tenants in common as recorded on the 24th day of March, 2014 in Instrument No. 20140324-0023838; Quitclaim Deed from Gail Biener Wales, Anita Biener Howards and Prit Pal Khalsa, the only heirs-at-law of Maxie Biener, deceased to Morris Kraft and the Calvin A. Buchman Family Trust as recorded on the 2nd day of May, 2008 in Instrument No. 20080502-0045235; Deed of Correction as recorded on the 15th day of May, 1984 in Deed Book 6292, Page 756; Quitclaim Deed from Norman Armstrong, Trustee to Maxie D. Biener a one-third undivided interest, Calvin A. Buchman, a one third undivided interest, and to Morris Kraft, a one third undivided interest as recorded on the 11th day of November, 1983 in Deed Book 6174, Page 796 and Cash Deed for Tennessee from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C. to Morris Kraft as recorded on the 7th day of September, 1983 in Deed Book 6131, Page 690, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PAYNE BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 70.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 521 South 13th Street Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2014.

Linda Buchman Bernstein by Keith R. Kraft her attorney-in-fact

Linda Buchman Bernstein by Keith R. Kraft her attorney-in-fact

Ed Buchman by Keith R. Kraft his attorney-in-fact

Hannah-Lea Buchman by Keith R. Kraft her attorney-in-fact

Hannah-Lea Buchman by Keith R. Kraft her attorney-in-fact

Katherine Joan Buchman by Keith R. Kraft her attorney-in-fact

Calin Buchman Oliverio by Keith R. Kraft his attorney-in-fact

Calin Buchman Oliverio by Keith R. Kraft his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith R. Kraft,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Linda Buchman Bernstein and Ed Buchman and Hannah-Lea Buchman and Katherine Joan Buchman and Calin Buchman Oliverio,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014