THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** CRT File No. 14040687	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $121,900.00. Affiant Subscribed and sworn to before me, this 9th day of May, 2014. Notary Public My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Eileen M. Legenhausen and Jay A. Legenhausen, Co -Trustees of the Legenhausen Family Trust 822 Mesa Court Palo Alto, CA 94306	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07108025300 Tract 1 07108025500 Tract 2 07108025400 Tract 3

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, **The Estate of Morris Kraft** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eileen M. Legenhausen and Jay A. Legenhausen, Co -Trustees of the Legenhausen Family Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT I: Land in Davidson County Tennessee being a part of Lot No 32 on the Map of Section One Joywood Heights, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, June 12, 1946, as follows:

Beginning on the northerly margin of Trinity Lane, at the comer of Lot Nos. 31 and 32; thence with the line between said two lots, northwardly 217 feet to the common corner of Lot Nos. 31, 32, 43, and 44; thence with the line between Lots Nos. 32 and 43 eastwardly 60 feet to the common corner of Lots Nos. 32, 33, 42 and 43; thence with the line between Lots Nos. 32 and 33, southwardly 217 feet to the northerly margin of said Lane; thence with said Lane, westwardly 60 feet to the beginning.

Included but excluded in the above legal description is that portion of the property that was conveyed unto Metropolitan Government of Nashville & Davidson County,

BILL GARRETT, Davidson County
Trans:T20140033045 DEEDWARR
Recvd: 05/13/14 10:42 3 pgs
Fees:18.00 Taxes:451.03
20140513-0040819

Tennessee of record in Book 8344, page 754, said Register's Office.

TRACT TWO: Land in Davidson County, Tennessee, being a part of Lot No. 34 on the Map of Section One Joywood Heights, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, June 12, 1946, as follows:

Beginning on the northerly margin of Trinity Lane at the corner of Lots Nos. 34 and 35; thence with the line between said lots Nos. 34 and 35, northwardly 217 feet to the common corner of Lots Nos. 34, 35, 40 and 41; thence with line between said Lots Nos. 34 and 41, westwardly 60 feet to the common comer of Lots Nos. 34, 41 , 42, and Lot No. 32 Forrest Hill; thence with the line between Lot Nos. 34 and 32 of Forrest Hill; southwardly 212 feet to a point on the northerly margin of said Trinity Lane; thence with the northerly margin of said Trinity Lane, eastwardly 60 feet to the beginning.

Included but excluded in the above legal description is that portion of the property that was conveyed unto Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8344, page 751, said Register's Office.

TRACT III: Land in Davidson County, Tennessee being a part of Lot No. 32 on the Plan of Forest Hill Subdivision of the Conroy Tract, a plan of which is of record in Book 547, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 75 feet on the northerly side of Trinity Avenue, and runs back between parallel lines, 220 feet to as dead line.

Included but excluded in the above legal description is that portion of the property that was conveyed unto Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8344, page 748, said Register's Office.

Being the same property conveyed to Maxie Beiner and Morris Kraft from Bessie D. Jones by deed of record in Book 6707, Page 850, Register's Office for Davidson County, Tennessee. Morris Kraft then devised his 50% interest to his wife, Reba Kraft by Quitclaim Deed of record in Book 8166, Page 879, Register's Office for Davidson County, Tennessee. Reba Kraft having since died on October 8, 1996. Last Will and Testament of Reba Jean Kraft filed in Davidson County, Tennessee, Probate No. 96P1641. Said Last Will and Testament having devised her 50% interest to the Estate of Morris Kraft.

Maxie Biener having since died and his only heirs-at-law, Gail Biener Wales, Anita Biener Howard and Prit Pal Khalsa, conveyed his 50% interest to Morris Kraft by deed of record in Instrument No. 20080502-0045241 Register's Office for Davidson County, Tennessee, dated 4/30/2008 and recorded on 5/2/2008. Morris Kraft having since died on August 4, 2013. Last Will and Testament of Morris Kraft filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate No. 13P1350. Said Last Will and Testament having named Kenneth R. Kraft and Keith R. Kraft as the executors of the estate.

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.

This is improved property located at 623 E. Trinity Lane Nashville TN 37207.

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 9th day of May, 2014.

The Estate of Morris Kraft

By: Kenneth R. Kraft, Co-Executor

By: Keith R. Kraft, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth R. Kraft and Keith R. Kraft, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the executors of The Estate of Morris Kraft, 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 9th day of May, 2014.

Notary Public

My Commission Expires: _____

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

Return To:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212