Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140034773 DEEDWARR
Recvd: 05/19/14 13:51 3 pgs
Fees:18.00 Taxes:1665.00
20140519-0042903

This Instrument Prepared by:
John B. Burns
Dickinson Wright, PLLC
424 Church Street, Suite 1401
Nashville, TN 37203

State of Tennessee
County of Davidson

The actual consideration or true value, whichever is greater for this transfer is $450,000.00.

Affiant

Subscribed and sworn before me, this 15 day of May, 2014.

JONATHAN B. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-05-2015

Notary Public

My commission expires: _____

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
217 4th Avenue, LLC **2002 Richard Jones Road** **Suite C208** **Nashville, Tennessee 37215-2866**	**Same as Owner**	**09306105500**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **JUDITH GANS, ADMINISTRATOR C.T.A. OF THE ANCILLARY ESTATE ADMINISTRATION OF GRACE S. GOLD, Deceased,** Grantor, has bargained and sold and does hereby transfer and convey unto the **217 4th AVENUE, LLC, a Tennessee limited liability company**, Grantee, it's successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is improved property known as **217 4th Avenue North, Nashville, Tennessee 37219**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor covenants with the Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, that the same is unencumbered, and that Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for: (1) 2014 real estate taxes, which are being prorated at closing and which are assumed by the Grantee, and (2) such easements, restrictions, and other matters as appear of record.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 14 day of May, 2014.

GRANTOR:

Judith Gans

Judith Gans, Administrator C.T.A. of the Ancillary Estate Administration of Grace S. Gold, deceased

STATE OF New Jersey)
)
COUNTY OF Mercer)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JUDITH GANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument as Administrator C.T.A. of the Ancillary Estate Administration of Grace S. Gold, deceased, as evidenced by the Letters of Administration filed January 29, 2014 under Docket No. 14P117, Seventh Circuit Court of Davidson County, Tennessee., and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of May, 2014.

Notary Public

My Commission expires: July 30, 2015

JULISSA GUZMAN
Notary Public
State of New Jersey
My Commission Expires Jul 30, 2015

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being part of lot No. 65 on the Original Plan of the Town of Nashville, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, August 4th, 1947, as follows:

Beginning on the Westerly margin of 4th Avenue North at the Southeast corner of property conveyed to Lillian W. Gilbert by deed from Ella Banks Bennie, et al., of record in Book 1011, Page 570, Register's Office for said County; thence with Gilbert's South line, Westwardly 172 feet 4 1/2 inches to the Easterly margin of an alley; thence with the Easterly margin of said alley Southwardly 28 feet 9 1/4 inches; thence Eastwardly 172 feet 5-3/4 inches to the Westerly margin of 4th Avenue North; thence with the Westerly margin of said Avenue Northwardly 28 feet 9 inches to the point of beginning. Being the same property conveyed to Gerald Averbuch and Sidney Averbuch by deed from Maxwell House Company, of record in Book 1516, Page 445, Register's Office for said County.

Being the same property conveyed by Warranty Deed from Sidney Averbuch and wife, Juliette Averbuch, and Gerald Averbuch and wife, Blossom Averbuch to G. S. Alford as recorded in Deed Book 1762, Page 206; Probate Docket #14P117; also see Order Admitting Will to Probate as a Muniment of Title and for Issuance of Letters of Administration C.T.A. as recorded on the 29th day of January, 2014 in Instrument No. 20140129-0008237 and Last Will and Testament as recorded on the 29th day of January, 2014 in Instrument No. 20140129-0008238, in the Register's Office of Davidson County, Tennessee.