# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071661 DEEDWARR
Recvd: 09/24/14 13:47 2 pgs
Fees:13.00 Taxes:610.50
20140924-0087895

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of September, 2014

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

PATRICIA J. GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Benjamin N. Stix | Prospect Mortgage, LLC | Parcel ID: |
| 1431 Ann Street | 15301 Ventura Blvd. | 07211024400 |
| Nashville, TN 37216 | Sherman Oaks, CA 91403 | |

FOR AND IN 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, we

**Neil Jay Kaplan, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Benjamin N. Stix, unmarried and Gabriel Stix, unmarried, Joint Tenants with Right of Survivorship**
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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the westerly 100 feet of Lots Nos. 57 and 60 on the map of W.J. Myers Subdivision of certain lots in Maxey's Addition to Brownsville, as of record in Book 332, Page 66, Register's Office for said County, also being known as Lots Nos. 2 and 3 of T.E. Guthrie's unrecorded subdivision of Lots Nos. 57 and 60 of said W.J. Myers plan of lots.

Said part of Lot No. 60 fronts 100 feet on the northery side of Otay, formerly Ann Street and together with part of Lot No. 57 extends between parallel lines with the easterly margin of an alley, 120 feet to the southerly line of Lot No. 52 on said plan.

Being the same property conveyed to Neil Jay Kaplan, unmarried, by Quitclaim Deed from Gloria Kaplan, unmarried, of record in Instrument 20110121-0006120, said Register's Office, dated December 2, 2010. See also deeds of record in Instrument 20081001-0099702, and Instrument 20080930-0098909, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 66, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1431 Ann Street, Nashville, TN 37216

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 15th day of September, 2014.

Neil Jay Kaplan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neil Jay Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2014.

My Commission Expires: 5/5/15

Notary Public

