Davidson County DEEDWARR
Recvd: 11/17/14 13:34 4 pgs
Fees:22.00 Taxes:0.00
20141117-0105871

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Order Number: 58701401768 -369

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, **Linda L. Greenberg, Trustee of the Trust A under the Ronald E. Greenberg and Linda L. Greenberg Trust U/A/D, November 6, 1990,** for Ten Dollars ($10.00) and other valuable consideration paid, warrants the title against all person whomsoever and does hereby conveys unto the Grantees, **Linda L. Greenberg, Trustee of the Trust A under the Ronald E. Greenberg and Linda L. Greenberg Trust U/A/D, November 6, 1990,** a Three Percent (3%) interest, and the remaining Ninety-Seven Percent (97%) interest to **Rian L. Greenberg and Wendy L. Greenberg, Husband and Wife,** whose interest shall be held as joint tenants with rights of survivorship, whose address is 7507 Via Capri, La Jolla, CA 92037, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Donelson Hills Subdivision of Record in Plat Book 2331, Pages 22-23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Be the same more or less, but subject to all legal highways.

The Grantor does hereby covenant with the Grantees that they are lawfully seized of the above described real estate, that she has good right to sell and convey the said real property said the property is unencumbered except as to:

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 095-020-044.00

Street address of property: 247 Graeme Drive, Nashville, TN 37214

Prior Instrument Reference by which Grantor acquired title: Instrument No. 20140530-0046599 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Linda Greenberg, Rian Greenberg and Wendy Greenberg, 7507 Via Capri, La Jolla, CA 92037

Signed this 10th day of November, 2014.

Signature of Grantor:

Linda L. Greenberg, Trustee

~~STATE OF TENNESSEE, COUNTY OF~~ District of Columbia, SS:

BE IT REMEMBERED That on this 10 day of November, 2014 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Linda L. Greenberg, Trustee of the Trust A under the Ronald E. Greenberg and Linda L. Greenberg Trust U/A/D, November 6, 1990, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

SYLVIA B. HALL
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires July 31, 2016

SYLVIA B. HALL NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires July 31, 2016

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Property Address: 247 Graeme Drive, Nashville, TN 37214
Tax Parcel: 095-020-044.00

Oath of Consideration

I, Linda L. Graeber, the Affiant, herby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 10th day of November, 2014.

Signature of Affiant:

Sworn and subscribed before me this 10 day of November 2014

Notary Public

SYLVIA B. HALL
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires July 31, 2016

SYLVIA B. HALL NOTARY PUBLIC DISTRICT OF COLUMBIA Expiration Jul 31, 2016

Return to: Chicago Title, 16969 Von Karman Avenue, #150, Irvine CA 92606

True Copy Certification

I, Jay J PAVEL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of CALIFORNIA

County of Orange

Personally appeared before me, [Name of Notary], PEGGY BRENNAN a notary public for this county and state, ****JOY J. PAVEL**********, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/2/2016

Notary' Seal (if on paper)

PEGGY BRENNAN
Commission # 1982033
Notary Public - California
Orange County
My Comm. Expires Jul 2, 2016