WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/15 13:41 4 pgs
Fees:23.00 Taxes:1054.50
20150112-0003139

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

14-12-005

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of January, 2015

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SSCA REAL ESTATE HOLDING COMPANY, LLC,	NEW OWNER	104-05-0
(NAME)	(NAME)	071.00
9206 Concord Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SONIA DOOCHIN (A/K/A SONIA A. DOOCHIN), MYRNA J. ABRAMSON, RICHARD G. ABRAMSON, MICHAEL B. ABRAMSON, HAZEL GREENFIELD, & LAWRENCE GREENFIELD, as the sole Heirs-at-Law & devisees under the Last Will & Testament of AARON ABRAMSON (A/K/A A. ABRAMSON), DECEASED.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SSCA REAL ESTATE HOLDING COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 2 on the Plan of Wrenwood,** as of record in Book 1130, Page 55, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 2 fronts 50 feet on the northerly side of Hillsdale Avenue and runs back 125 feet on the easterly line and 131.9 feet on the westerly line to a dead line, measuring 50.5 feet thereon.

BEING the same property conveyed to A. Abramson (a/k/a Aaron Abramson) and wife, Rose Abramson, by Warranty Deed from Nell Foster Callahan, a Widow, of record in Book 1630, Page 637, Register's Office for Davidson County, Tennessee. The said Aaron Abramson died on June 22, 1983, in Nashville, Davidson County, Tennessee. At the time of his death, the said Aaron Abramson was an unmarried widower, being preceded in death by his wife, Rose Abramson. Pursuant to the Last Will and Testament of the said Aaron Abramson, probated in the Probate Court for Davidson County, Tennessee # 73508, title to the real property located at 3502 Hillsdale Avenue, Nashville, Davidson County, Tennessee 37205 was devised in equal shares to the children of Aaron Abramson, namely, Hannah A. Greenfield, Sonia A. Doochin and Jerome H. Abramson. The said Hannah A. Greenfield having died on October 3, 2000, in Evanston, Cook County, Illinois, being survived by her husband, Jack R. Greenfield, and her children, Hazel Greenfield and Laurence Greenfield, as her sole heirs at law. The said Jack R. Greenfield having died on September 4, 2004, in Northfield, Cook County, Illinois. At the time of his death, the said Jack R. Greenfield was an unmarried widower, and was survived by his children Hazel Greenfield and Laurence Greenfield, as his sole heirs at law. The said Jerome H. Abramson having died on May 26, 2014, in Atlanta, Dekalb County, Georgia, being survived by his wife, Myrna J. Abramson, and his children, Richard G. Abramson and Michael B. Abramson, as his sole heirs at law.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **SONIA A. DOOCHIN** pursuant to a Power of Attorney executed by same on the 17TH day of December, 2014, and being filed for record in Instrument No. 20150112-0003128, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **MYRNA J. ABRAMSON** pursuant to a Power of Attorney executed by same on the 10TH day of November, 2014, and being filed for record in Instrument No. 20150112-0003130, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **RICHARD G. ABRAMSON** pursuant to a Power of Attorney executed by same on the 8TH day of October, 2014, and being filed for record in Instrument No. 20150112-0003132, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **MICHAEL B. ABRAMSON** pursuant to a Power of Attorney executed by same on the 11TH day of November, 2014, and being filed for record in Instrument No. 20150112-0003134, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **HAZEL GREENFIELD** pursuant to a Power of Attorney executed by same on the 5TH day of October, 2014, and being filed for record in Instrument No. 20150112-0003136, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **LAURENCE GREENFIELD** pursuant to a Power of Attorney executed by same on the 7TH day of October, 2014, and being filed for record in Instrument No. 20150112-0003138, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **3502 Hillsdale Avenue, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 7th day of January, 2015.

As sole heirs-at-law & devisees under the Last Will & Testament of
AARON ABRAMSON (A/K/A A. ABRAMSON), DECEASED

SONIA A. DOOCHIN

By:_____
BEN DOOCHIN, ATTORNEY-IN-FACT

MYRNA J. ABRAMSON

By:_____
BEN DOOCHIN, ATTORNEY-IN-FACT

RICHARD G. ABRAMSON

By:_____
BEN DOOCHIN, ATTORNEY-IN-FACT

MICHAEL B. ABRAMSON

By:_____
BEN DOOCHIN, ATTORNEY-IN-FACT

HAZEL GREENFIELD

By:_____
BEN DOOCHIN, ATTORNEY-IN-FACT

LAURENCE GREENFIELD

By:_____
BEN DOOCHIN, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 9TH. day of January, 2015, before me personally appeared **BEN DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **SONIA A. DOOCHIN**, and acknowledged that he executed the same as the free act and deed of the said **SONIA A. DOOCHIN**.

Witness my hand and official seal at Nashville, Tennessee, this 9TH. day of January, 2015.

My Commission Expires: 07/02/18

Notary Public

PETER J. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 9TH. day of January, 2015, before me personally appeared **BEN DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **MYRNA J. ABRAMSON**, and acknowledged that he executed the same as the free act and deed of the said **MYRNA J. ABRAMSON**.

Witness my hand and official seal at Nashville, Tennessee, this 9TH. day of January, 2015.

My Commission Expires: 07/02/18

Notary Public

PETER J. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 9TH. day of January, 2015, before me personally appeared **BEN DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **RICHARD G. ABRAMSON**, and acknowledged that he executed the same as the free act and deed of the said **RICHARD G. ABRAMSON**.

Witness my hand and official seal at Nashville, Tennessee, this 9TH. day of January, 2015.

My Commission Expires: 07/02/18

Notary Public

PETER J. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 9th. day of January, 2015, before me personally appeared **BEN DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **MICHAEL B. ABRAMSON**, and acknowledged that he executed the same as the free act and deed of the said **MICHAEL B. ABRAMSON**.

Witness my hand and official seal at Nashville, Tennessee, this 9th. day of January, 2015.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 9th. day of January, 2015, before me personally appeared **BEN DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **HAZEL GREENFIELD**, and acknowledged that he executed the same as the free act and deed of the said **HAZEL GREENFIELD**.

Witness my hand and official seal at Nashville, Tennessee, this 9th. day of January, 2015.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 9th. day of January, 2015, before me personally appeared **BEN DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **LAURENCE GREENFIELD**, and acknowledged that he executed the same as the free act and deed of the said **LAURENCE GREENFIELD**.

Witness my hand and official seal at Nashville, Tennessee, this 9th. day of January, 2015.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, 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.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEFILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON