BILL GARRETT, Davidson County
Trans:T20150005447 DEEDWARR
Recvd: 01/22/15 13:07 7 pgs
Fees:38.00 Taxes:4440.00
20150122-0006369

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14828

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Clifton Avenue Partners, LLC 2218 Belmont Blvd Apt 101 Nashville, TN 37212	New Owner	09211036900
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jefferson A. Gorin individually, Thomas H. Gorin, individually, Thomas H. Gorin Trustee pursuant to the last will and testament of Alfred Gorin, and Leah G. Delozier individually (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Clifton Avenue Partners, LLC (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for the legal description described of said property. This description includes the source of title for the seven parcels described in various deeds that construct the subject real property located at 2400 Clifton Avenue, Nashville, Tennessee 37209.

In addition to the denervation clauses shown be on Exhibit A, Leah G. Delozier was conveyed a life estate in the two parcels, 6 and 7, and Thomas H. Gorin was appointed Trustee as to the remainder. Both persons are jointly in this deed to convey any interest that he or she may have in Parcel 6 and 7. Thomas H. Gorin is also known as Thomas Harding Gorin and is one and the same person. Jefferson A. Gorin is also known as Jefferson Allen Gorin and is one and the same person.

This is improved real property located at 2400 Clifton Avenue, Tennessee 37209.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. Matters shown on the plat as recorded in Book 21, page 13, and in Book 57, Page 127, said Register's Office for Davidson County, Tennessee.
3. Metro County Council Bill No. 70-1313

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $1,290,000.00
(
(
(Subscribed and sworn to before me
(this 20th day of January, 2015.
(
(My Commission Expires: Notary Public

Affiant

ROBERT J. NOTESTINE III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 20th day of January, 2015.

Jefferson A. Gorin

THOMAS H. GORIN by his attorney in fact

Thomas H. Gorin
By: Attorney in fact Michael M. Castellarin

Leah G. Delozier

THOMAS H. GORIN, TRUSTEE, by his attorney in fact

Thomas H. Gorin, as Trustee pursuant to the last will and testament of Alfred Allen Gorin
case No. 99P-1632
By: Attorney in fact Michael M. Castellarin

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jefferson A. Gorin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 20th day of January, 2015.

Notary Public

My Commission Expires:

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Michael M. Castellarin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Thomas H. Gorin and who acknowledged that he executed the same as the free act and deed of the said Thomas H. Gorin.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of January, 2015.

NOTARY PUBLIC

My Commission Expires:

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 17th day of January, 2015.

Jefferson A. Gorin

Thomas H. Gorin, individually and as Trustee pursuant to the last will and testament of Alfred Allen Gorin case No. 99P-1632

Leah Dori Delozier
Leah G. Delozier

STATE OF Arizona
COUNTY OF Pinal

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jefferson A. Gorin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at San Tan Valley, AZ this 17th day of January, 2015.

Notary Public

My Commission Expires: 02/10/2017

Jeffrey Rubendall
Notary Public
Pinal County, Arizona
My Comm. Expires 02-10-17

STATE OF
COUNTY OF

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Thomas H. Gorin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

EXHIBIT A

Legal Description

Parcel 1:

Tract I: (92-7 277; 122W 07620) Being a part of a large lot in Jos. W. Bells Plan of Lots, of record in Book 21, Page 13, Register's Office for Davidson County, Tennessee, not numbered, but called Lot No. 29, and described according to a copy of a survey thereof, made December 16, 1984, by E. R. Southgate, Surveyor, as follows:

Beginning at the Southwest intersection of 23rd Avenue North, formerly McEwen or East Street, and Merry Street; thence Westerly along the South margin of Merry Street, a point, being an iron pin; thence Southerly, parallel to the West margin of 23rd Avenue North, 95 feet to a stake; thence Easterly 25 feet to a post in the West margin of 23rd Avenue North; thence with the margin of the same, Northerly 95 feet to the beginning.

Tract II: (92-7 276; 11W 07625) Being part of Lot No. 29 on the Map of Joseph W. Bell's Plan of Lots of record in Book 21, Page 13, Register's Office for said County, described according to a survey thereof made December 16, 1944, by E. R. Southgate, Surveyor, as follows:

Beginning at an iron pin on the South side of Merry Street, said point being 25 feet Westerly from the Southwest corner of said Merry Street and McEwen Street; thence with the Southerly margin of Merry Street, Westwardly 47 feet to a post, said point being the Northwest corner of said tract; thence Southwardly 95 feet to a post, the Southwest corner of said tract; thence Eastwardly 47 feet to a stake, being the Southeast corner of said tract and at a distance of 25 feet, Westwardly from McEwen Street; thence Northwardly 95 feet to the point of beginning.

Tract III: (11W-8200, 92-11-365; 11W 8040, 92-7-281; 11W 8025, 92-7-284) Being Lot Nos. 1, 2, 3, 16, 17, 18 and part of Lot Nos. 4 and 15, of B. J. Farrar's Subdivision of Lot Nos. 12 and 2, Boyd McNairy's Plan, of record in Book 57, Page 124, Register's Office for Davidson County, Tennessee; and the Southern part of Lot No. 29 and part of Lot Nos. 25 and 27 of the Joseph W. Bell Plan of record in Book 21, Page 13, said Register's Office, and part of "closed" 24th Avenue North declared closed, vacated and abandoned in Metropolitan County Council Bill No. 70-1313, and described according to a survey by Barry Greer & Associates, Revised 3-9-79:

Beginning at a point on the North side of Clifton Avenue, 122 feet East of 25th Avenue North; thence N 2° 18' E 187.5 feet to a point in the Southerly margin of Mt. Nebo Avenue; thence with the Southerly margin of Mt. Nebo Avenue S 88° 30' E 212.00 feet to a point; thence N 00° 32' E 5.49 feet to a point in the center line of 24th Avenue North as closed; thence S 88° 30' E 156.34 feet to a point in the Northerly margin of Illinois Central Railroad; thence with the margin of the same S 51° 06' W 297.74 feet to a point in the Northerly margin of Clifton Avenue; thence with the margin of Clifton Avenue N 88° 30' W 266.12 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from A. A. Gorin (also known as Alfred A. Gorin) to Jefferson A. Gorin, a one-half undivided remainder interest as recorded on the 11th day of March, 1997 in Deed Book 10376, Page 326; Quitclaim Deed from Jefferson A. Gorin to A. A. Gorin and wife, Sammie O. Gorin, my one-half undivided interest as recorded on the 16th day of August, 1993 in Deed Book 9048, Page 119; Deed of Life Estate from Thomas H. Gorin and Jefferson A. Gorin to A. A. Gorin and wife, Sammie O. Gorin as recorded on the 29th day of November, 1993 in Deed Book 9165, Page 1; Quitclaim Deed from A. A. Gorin (a/k/a Alfred A. Gorin) and wife, Sammie O. Gorin to Thomas H. Gorin and Jefferson A. Gorin as recorded on the 19th day of January, 1989 in Deed Book 7754, Page 320, corrected in Deed Book 7823, Page 725 and corrected in Deed Book 8041, Page 164; Warranty Deed (Corporate Form) from Associates Financial Services Company of Tennessee, Inc. to A. A. Gorin and wife, Sammie O. Gorin as recorded on the 24th day of September, 1982 in Deed Book 5941, Page 367; Quitclaim Deed from Isaac Berry and Grace R. Berry (also known as Annie R. Berry) to A. A. Gorin and wife, Sammie O. Gorin as recorded on the 10th day of August, 1983 in Deed Book 6113, Page 240; Warranty Deed from Harold C. LeWitt to Alfred A. Gorin, Thomas H. Gorin and Jefferson A. Gorin as recorded on the 25th day of February, 1980 in Deed Book 5569, Page 527; Quitclaim Deed from Alfred Allen Gorin and wife, Sammie O. Gorin, Harold C. LeWitt and wife, Dorothy B. LeWitt, Thomas Harding Gorin and Jefferson A. Gorin to Gorin & LeWitt Enterprises, a joint venture composed of Alfred Allen Gorin, Harold C. LeWitt, Thomas H. Gorin and Jefferson A. Gorin as recorded on the 13th day of February, 1979 in Deed Book 5394, Page 792; Warranty Deed from Bill Abernathy and wife, Queenye Sloan Abernathy to Alfred Allen Gorin and wife, Sammie O. Gorin, a 1/2 interest and Harold C. LeWitt and wife, Dorothy B. Lewitt, a 1/2 interest as recorded on the 24th day of August, 1972 in Deed Book 4631, Page 353; Warranty Deed from Citizens Savings Bank And Trust Company to Alfred Allen Gorin and wife, Sammie O. Gorin a one half interest and Harold C. Lewitt and wife Dorothy B. LeWitt a onehalf interest as recorded on the 2nd day of July, 1973 in Deed Book 4724, Page 411; Warranty Deed from Al Barish and Mollie Barish to A. A. Gorin & wife Sammie O. Gorin and Harold C. LeWitt & wife Dorothy B. LeWitt as recorded on the 28th day of November, 1973 in Deed Book

4768, Page 59; County Court Clerk's Deed from R. E. Worrall, as such Clerk to A. A. Gorin as recorded on the 8th day of May, 1974 in Deed Book 4813, Page 411; Quit-Claim Deed from Johnnie E. Jackson Turner to Thomas Harding Gorin and Jefferson A. Gorin as recorded on the 19th day of September, 1975 in Deed Book 4952, Page 663; Deed from Jack J. Cohen and wife, Bessie D. Cohen, B. B. Doubleday, Jr., and Leon Gilbert to Thomas Harding Gorin and Jefferson Allen Gorin as recorded on the 9th day of October, 1975 in Deed Book 4960, Page 191; Quitclaim Deed from Thomas Edward Jackson to Thomas Harding Gorin and Jefferson A. Gorin as recorded on the 1st day of June, 1977 in Deed Book 5153, Page 752 and Warranty Deed from Thomas Edward Jackson and Houston W. G. Burrus, Jr., the only heirs at law of Carter Louise Jackson, deceased to Thomas Harding Gorin and Jefferson A. Gorin as recorded on the 1st day of June, 1977 in Deed Book 5153, Page 754, in the Register's Office of Davidson County, Tennessee.

Parcel 2:

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

Being a part of the North part of Lot No. 29 on the Map of J. W. Bell's Plan of Lots, of record in Book 21, Page 13, Register's Office for said County, described as follows:
Beginning at a point in the Westerly margin of 24th Avenue, North, 95 feet South of the South margin of Merry Street; thence Westerly parallel to the South margin of Merry Street 72 feet to a point; thence Northerly parallel to the West margin of 24th Avenue, North, 95 feet to the South margin of Merry Street; thence along the South margin of the same, Westerly 45 feet to a point, the Northwest corner of said Lot 29; thence with the West line of the same, Southerly 197.5 feet to a point in the North margin of what is supposed to be Mt. Nebo Street or Avenue; thence with the margin of the same, Easterly 112 feet to the Westerly margin of 24th Avenue, North; thence with the margin of the same, Northerly 98 feet to the beginning.

Being the same property conveyed to Thomas Hardin Gorin and Jefferson Allen Gorin by Warranty Deed from L. Randall Travis, Trustee, recorded on the 4th day of January, 1974 in Deed Book 4778, Page 443, in the Register's Office of Davidson County, Tennessee.

Parcel 3:

Land in Davidson County, Tennessee, being Lots No. 20 in Farrar's Subdivision of Boyd McNairy's Plan of record in Book 57, Page 124, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Thomas Harding Gorin and Jefferson Allen Gorin by Deed from B. B. Doubleday, Jr., recorded on the 11th day of November, 1975 in Deed Book 4970, Page 96, in the Register's Office of Davidson County, Tennessee.

Parcel 4:

Tract No. 1:
Being all of Lot No. 42 in B. J. Farrer Subdivision of Lot No. 1 and 2 in Boyd McNairy Plan, as of record in Map Book No. 57, Page 124, Register's Office for said County.

Said Lot No. 42 fronts 25 feet on the Southerly side of Benson Avenue and running back between parallel lines 93 3/4 feet to the rear line of Lot No. 20 in said Plan.

Tract No. 2:
Being Lot No. 43 in B. J. Farrer Subdivision of Lot No. 1 and 2 in Boyd McNairy Plan, as of record in Map Book No. 57, Page 124, Register's Office for said County.

Said Lot No. 43 fronts 25 feet on the Southerly side of Benson Avenue and running back between parallel lines 93 3/4 feet to the rear line of Lot No. 19 in said Plan.

Being the same property conveyed to Thomas Gorin, Harding Gorin and Jefferson A. Gorin by Warranty Deed from Samuel Akins Tolbert and Josie Malinda Jackson, recorded on the 13th day of May, 1976 in Deed Book 5024, Page 893, in the Register's Office of Davidson County, Tennessee.

Parcel 5:

Property on Pearl Street, Lot Numbered 19 in the Plan of B. J. Farrar, 25 x 93, Field Book No. 11W7915, Map and Parcel No. 92-9-279.

Being the same property conveyed to Thomas Harding Gorin and Jefferson Allen Gorin by Special Warranty Deed from The Metropolitan Government of Nashville and Davidson County (Metropolitan Government), recorded on the 17th day of February, 1978 in Deed Book 5254, Page 280, in the Register's Office of Davidson County, Tennessee.

Parcel 6:

Tract I:
Land in Davidson County, Tennessee, being a part of a large lot in Jos. W. Bell's Plan of Lots, of record in Book 21, Page 13, Register's Office for Davidson County, Tennessee, not numbered, but called Lot No. 29, and described according to a copy of a survey thereof, made December 16, 1944, by E. R. Southgate, Surveyor, as follows:

Beginning at the Southwest intersection of 23rd Avenue North, formerly McEwen or East Street, and Merry Street; thence Westerly along the South margin of Merry Street, 25 feet to a point, being an iron pin; thence Southerly, parallel to the West margin of 23rd Avenue North, 95 feet to a stake; thence Easterly 25 feet to a post in the West margin of 23rd Avenue North; thence with the margin of the same, Northerly 95 feet to the beginning.

Tract II:
Land in Davidson County, Tennessee, being part of Lot No. 29 on the Map of Joseph W. Bell's Plan of Lots of record in Book 21, Page 13, Register's Office for said County, described according to a survey thereof made December 16, 1944, by E. R. Southgate, Surveyor, as follows:

Beginning at an iron pin on the South side of Merry Street, said point being 25 feet Westerly from the Southwest corner of said Merry Street and McEwen Street; thence with the Southerly margin of Merry Street, Westwardly 47 feet to a post, said point being the Northwest corner of said tract; thence Southwardly 95 feet to a post, the Southwest corner of said tract; thence Eastwardly 47 feet to a stake, being the Southeast corner of said tract and at a distance of 25 feet, Westwardly from McEwen Street; thence Northwardly 95 feet to the point of beginning.

Being the same property conveyed to A. A. Gorin and wife, Sammie O. Gorin by Warranty Deed (Corporate Form) from Associates Financial Services Company of Tennessee, Inc., recorded on the 24th day of September, 1982 in Deed Book 5941, Page 367, in the Register's Office of Davidson County, Tennessee.

Parcel 7:

A parcel of real estate located in Davidson County, Tennessee, being that portion of "Closed" 24th Avenue North, declared closed, vacated and abandoned by Metropolitan Council Bill 70-1313.

Being the same property conveyed to Alfred A. Gorin by Quitclaim Deed from Richard Abernathy, the only heir-at-law of Bill Abernathy and wife, Queenye Sloan Abernathy, recorded on the 6th day of December, 1983 in Deed Book 6190, Page 460, in the Register's Office of Davidson County, Tennessee.

Part Sold:

Tract I:

Land in Davidson County, Tennessee, being part of Lot Nos. 22, 24, 25, 26, 27 and 28 on the Joseph W. Bell Plan, of record in Book 21, Page 13, Register's Office for Davidson County, Tennessee, and part of "closed" Pearl Street, declared closed, vacated and abandoned in Metropolitan County Council Bill No. 79-1252 and shown as an alley 19 1/2 feet wide on the Joseph W. Bell Plan of record in Book 21, Page 13, Register's Office for Davidson County, Tennessee, and part of "closed" 24th Avenue, North, declared closed, vacated and abandoned in Metropolitan County Council Bill No. 70-1313, and described according to a property survey by John Kohl and Company, P.C., dated November 4, 1983, and revised November 10, 1983, as follows:

Beginning at an iron pin in the Southern margin of Merry Street, said point being at the Southeast intersection of Merry Street and "closed" 24th Avenue, North, said point also being the Northwest corner of Lot No. 28, on the Joseph W. Bell Plan, of record in Book 21, Page 13, Register's Office for Davidson County, Tennessee; thence with the Southerly margin of Merry Street, S 88° 04' 41" E, 389.82 feet to an iron pin set in the Northwesterly margin of the Illinois Central Railroad property; thence along the margin of said Railroad property, S 51° 41' 39" W, 471.09 feet to a fence post; thence N 70° 18' 57" W, 47.70 feet to a fence post; thence N 10° 55' 54" E, 97.73 feet to a fence post in the Eastern margin of "closed" 24th Avenue, North; thence along the Eastern margin of "closed" 24th Avenue, North, N 1° 55' 19" E, 193.17 feet to the point of beginning.

Tract II:

An easement for ingress and egress to Tract I for all purposes, on and over a tract of land being part of Lot Nos. 27 and 29 on the Joseph W. Bell Plan of record in Book 21, Page 13, Register's Office for Davidson County, Tennessee, and part of "closed" 24th Avenue, North, declared closed, vacated, and abandoned in Metropolitan County Council Bill No. 70-1313, and being more particularly described according to a property survey by John Kohl and Company, P.C., dated November 4, 1983, and revised November 10, 1983, as follows:

Beginning at a point in the Northerly margin of Clifton Avenue, at the Northwest intersection of the Illinois Central Railroad property and Clifton Avenue; thence with the Northerly margin of Clifton Avenue, N 88° 04' 41" W, 30.51 feet to a point; thence N 45° 17' 02" E, 125.74 feet to a point; thence N 39° 26' 12" E, 31.60 feet to a fence post, said point being the Southwest corner of the above described Tract I; thence with the Southern boundary of said Tract I, S 70° 18' 57" E, 47.70 feet to a fence post in the Northwest margin of the Illinois Central Railroad property; thence with the Northwest margin of the Illinois Central Railroad property; thence with the Northwest margin of said Railroad property, S 51° 41' 38" W, 157.82 feet to the point of beginning.

Being the same property conveyed by Installment Deed from Alfred Allen Gorin, et ux, Sammie O. Gorin, Harold C. LeWitt et us, Dorothy B. LeWitt, Thomas H. Gorin, and Jefferson A. Gorin to John Yokley Company, a Tennessee corporation as recorded on the 30th day of December, 1983 in Deed Book 6204, Page 924, in the Register's Office of Davidson County, Tennessee.

Probate Docket #99P-1632 and Probate Docket #10P-1443.