39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008887 DEEDWARR
Recvd: 02/04/15 12:38 2 pgs
Fees:13.00 Taxes:2960.00
20150204-0010559

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 3721

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald M. Pope	Avenue Bank	08215019800
(NAME)	(NAME)	
504 Russell Street	3823 Cleghorn Ave	
(ADDRESS)		
Nashville, TN 37206	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **MAX R. GOLDBERG, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD M. POPE AND VIRGINIA B. POPE, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Zollicoffer's Addition to Edgefield, now East Nashville, of record in Plat Book 19, Page 162, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Max R. Goldberg and Jennifer Ohlsson as tenants in common with rights of survivorship by deed from Historical Concepts, Inc., a Tennessee corporation, of record as Instrument No. 20120216-0013667, Register's Office for Davidson County, Tennessee, the said Max R. Goldberg and Jennifer Ohlsson having since conveyed their interest in said property to Gerald G. Patterson, Trustee, for the purpose of creating a tenancy in common between themselves, with the said Gerald G. Patterson, Trustee, for the purpose of carrying out the intent of said conveyance, having since conveyed said property to the said Max R. Goldberg, unmarried, and the said Jennifer Ohlsson, unmarried, as tenants in common, by quitclaim deed of record as Instrument No. 20131210-0125187, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Max R. Goldberg, unmarried, and Jennifer Ohlsson, unmarried, by Quitclaim Deed from Gerald G. Patterson, Trustee, of record in Instrument No. 20131210-0125187, said Register's Office. Jennifer Ohlsson, an unmarried person, conveyed her interest in said property to Max R. Goldberg, an unmarried person, by Quitclaim Deed recorded on the 13th day of June, 2014 in Instrument No. 20140613-0051634, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; and (b) all matters appearing on the plan of record in Book 19, page 162, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 504 Russell Street, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of January, 2015.

Max R. Goldberg by
Kevin D. Montgomery, attorney in fact

Max R. Goldberg
By: Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2015, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Max R. Goldberg and acknowledged that he executed the same as the free act and deed of Max R. Goldberg.

Witness my hand and official seal at Nashville, Tennessee this 28thday of January, 2015.

Commission expires:

Kathy Snider
Notary Public

