BILL GARRETT, Davidson County
Trans:T20150013955 DEEDQC
Recvd: 02/26/15 08:31 3 pgs
Fees:17.00 Taxes:0.00
20150226-0016408

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Ste 105
Nashville, TN 37203
615-921-8684
File No.: 15-0025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rudoff Jay Saperstein, Trustee of the Rudoff J. Saperstein Revocable Trust, dated February 11, 2015 1014 Foxwood Drive Nashville, TN 37215	New Owner	144-03-0-026.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2015.

Notary Public
My Commission Expires: 7/2/2018
(Affix Seal)

M. ALLISON THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Rudy J. Saperstein and wife, Elinor D. Saperstein **(prior deed erroneously stated Eleanor D. Saperstein),** hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and quitclaim unto Rudoff Jay Saperstein, Trustee, or any successor trustee, of the Rudoff J. Saperstein Revocable Trust dated February 11, 2015, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit

Land in Davidson County, Tennessee, Being Lot No. 40 on the Plan of Chickering Hills, Section One, of record in Book 2331, page 8, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Foxwood Road at the corner of Lot Nos. 40 and 41; thence with the line between said lots easterly 238 feet to a point; thence northeasterly 68.12 feet to a point; thence northwesterly 214.30 feet to a point; thence northwesterly 152 feet to the easterly margin of Foxwood Road; thence with the margin of the same southeasterly around a curve 242.18 feet to the beginning of a curve; and continuing with the margin of said Road around a curve southeasterly 141feet to the point of beginning.

BEING the same property conveyed to Rudy J. Saperstein and wife, Eleanor D. Saperstein, by Warranty Deed from E. William Ewers and wife, Marge H. Ewers, dated March 10, 1975, of record in Book 4897, page 699, Register's Office for Davidson County, Tennessee.

Note: Prior deed erroneously stated Eleanor D. Saperstein. The correct name of the Grantor is Elinor D. Saperstein.

This is improved land located at: 1014 Foxwood Drive, Nashville, TN 37215

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement. Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument is executed on behalf of Elinor D. Saperstein, by Rudoff J. Saperstein, pursuant to a Power of Attorney executed by Elinor D. Saperstein on March 15, 2004, of record in Instrument No. 20150226-0016405, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

WITNESS Grantor's hand this 20th day of February, 2015.

GRANTOR(S)

Rudy J. Saperstein

Elinor D. Saperstein, by Rudoff J. Saperstein,
her Attorney in Fact
by Rudoff J. Saperstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rudy J. Saperstein, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office, on this 20th day of February, 2015.

M. ALLISON THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

M. Allison Thompson
Notary Public
My Commission Expires: 7/2/2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Rudy J. Saperstein, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Elinor D. Saperstein, as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and seal at office, on this 20th day of February, 2015.

M. ALLISON THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

M. Allison Thompson
Notary Public
My Commission Expires: 7/2/2018

EXHIBIT "A"
To
WARRANTY DEED

FROM: Rudy J. Saperstein and wife, Elinor D. Saperstein

TO: Rudoff Jay Saperstein, Trustee, or any successor trustee, of the Rudoff J. Saperstein Revocable Trust dated February 11, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Rudy J. Saperstein, Affiant

Sworn to and subscribed before me this 20th day of February, 2015.

M. Allison Thompson
Notary Public
My Commission Expires: 7/2/2018

M. ALLISON THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018