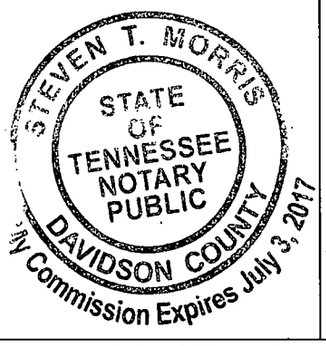
Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $310,000.00. Affiant Subscribed and sworn to before me, this the 1st day of June, 2015. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Kaplan	New Owner	
3206 Overlook Drive		104-10-0-154.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **STEVEN A. UPCHURCH, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL KAPLAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 165 on the Plan of R. W. Grissard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, and described as follows:

Beginning at a point in the northwesterly margin of Overlook Drive, the common corner of Lots 165 and 166; thence with the line between said two lots 180.0 feet in a northwesterly direction to a point in the southeast line of Lot 157; thence with the line between Lot 157 and 165, 85 feet in a northeasterly direction to the common corner of Lots 164 and 165; thence with the line between said two lots 180.0 feet in a southeasterly direction to the northwest margin of Overlook Drive; thence along said margin 70.0 feet in a southwesterly direction to the point of beginning.

Being the same property conveyed to Mrs. Dorothy M. Upchurch by warranty deed from Thomas S. Hickey and wife, Margaret M. Hickey of record in Book 3223, page 353, Register's Office for Davidson County, Tennessee, dated 05/12/1961 and recorded on 05/15/1961.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3206 Overlook Drive, Nashville, TN 37212.

BILL GARRETT, Davidson County
Trans:T20150048374 DEEDWARR
Recvd: 06/17/15 15:42 2 pgs
Fees:13.00 Taxes:1147.00
20150617-0057906

*This property was received through inheritance and is not the residence of seller or seller's spouse.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of June, 2015.

Steven A. Upchurch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven A. Upchurch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of June, 2015.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017