This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 15-1170

BILL GARRETT, Davidson County
Trans:T20150050894 DEEDWARR
Recvd: 06/25/15 09:48 2 pgs
Fees:13.00 Taxes:1961.00
20150625-0060987

WARRANTY DEED

THIS INDENTURE, made and entered into this 6/16/2015, by and between **Rick Quinn, as Trustee of the Alexa Carter GST Trust,** parties of the first part, and **George Kaplan, Trustee of The GTS Trust,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 17, Block No. 2 on the Plan of Andrew Allison Addition, of record in Book 161, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alexa Carter GST Trust by deed from Kenneth D. Graves, dated 05/10/2013, of record in Instrument Number 20130510-0047701, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **08309010700**
☒ Improved **1310 Forrest Ave, Nashville, TN 37206**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Trustee

Alexa Carter GST Trust
By: Rick Quinn, Trustee

STATE OF MISSISSIPPI
COUNTY OF JACKSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Rick Quinn, Trustee for Alexa Carter GST Trust** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 16th day of June, 2015..

Robyn Houston Swinford
Notary Public

My Commission Expires: 2/12/19

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 84178 ROBYN HOUSTON SWINFORD Commission Expires Feb. 12, 2019 JACKSON COUNTY

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Owner's Name: **George Kaplan, Trustee of The GTS Trust**

and Address: **1310 Forrest Ave, Nashville, TN 37206**

Mail tax bills to: PO Box 1026, Salem, MA 01970

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$530,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 16th day of June, 2015..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY