THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074786**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2015. Notary Public My Commission Expires: 8/18/15

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO

BILL GARRETT, Davidson County
Trans: T20150070847 DEEDWARR
Recvd: 08/21/15 10:47 2 pgs
Fees: 13.00 Taxes: 1387.50
20150821-0084546

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Darien Koop and Esther Kaplan 4913 MONTCLAIR DR Nashville TN 37211-4327	New Owner	Tax Parcel ID No. 14608014800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard A. Epstein Jr. and Emily J. Epstein, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Esther R. Kaplan and Darien L. Koop, as joint tenants with right of survivorship**, ("Grantees"), successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 425, on the Plan of Crieve Hall Estates, Section Six, of record in Plat Book 2331, Pages 1 and 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Epstein, Jr. and wife, Emily J. Epstein by Warranty Deed from Jack D. Barrett and Cynthia B. Barrett, husband and wife, recorded on the 14th day of November, 2011 in Instrument No. 20111114-0088367, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CRIEVE HALL ESTATES, SECTION SIX, as recorded in Plat Book 2331, Page(s) 1 and 2.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2332, Page 92.

This is improved property located at 4913 MONTCLAIR DR Nashville TN 37211-4327

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2015.

Richard A. Epstein Jr.

Emily J. Epstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard A. Epstein Jr. and Emily J. Epstein, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2015.

Notary Public

My Commission Expires: 9/10/18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018