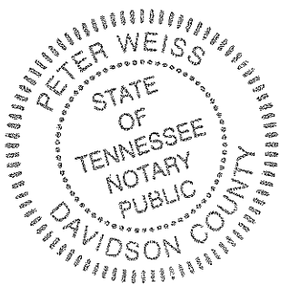
WARRANTY DEED



State of Tennessee)
County of Davidson)

16-01-007

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of January, 2016

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RUSSELL BOOTHE and LARRY GEORGE	" NEW OWNER "	52-13 & 52-12
(NAME) 2292 McFarland Rd	(NAME)	45.00 &46.00
(ADDRESS) Nashville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **BENJAMIN A. DOOCHIN, SUCCESSOR TRUSTEE UNDER THE MARITAL TRUST UNDER THE LAST WILL AND TESTAMENT OF JULIUS DOOCHIN , DECEASED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RUSSELL BOOTHE and LARRY GEORGE AS TENANTS IN COMMON**, hereinafter called the Grantee(s), heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: LAND in Davidson County, Tennessee being Lot No. 45, on the Plan of Wooddale Grove Annex, a subdivision in the Third Civil District of Davidson County, Tennessee, a plan of which is of record in Book 547, Pages 109 and 110, of the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 45 fronts 50 feet on the southeasterly side of Miami Avenue and extends back between parallel lines, 150 feet to a dead line.

TRACT II: LAND in Davidson County, Tennessee being Lot No. 44, on the Plan of Wooddale Grove Annex, a plat of which is of record in Book 547, Pages 109 and 110, of the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 44 fronts 50 feet on the southeasterly side of Miami Avenue and extends back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to SONIA DOOCHIN, Trustee under the Marital Trust under the Last Will and Testament of JULIUS DOOCHIN, deceased by Deed from SONIA DOOCHIN and BENJAMIN A. DOOCHIN, the Co-Executors under the Last Will and Testament of JULIUS DOOCHIN of record in Instrument No. 20080404-0034572, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: **2624 & 2626 Miami Avenue, Nashville, TN, 37214.**

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 01/26/16 15:19 2 pgs
Fees:13.00 Taxes:240.50
20160126-0007564

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, his hand this 26th day of January, 2016.

BENJAMIN A. DOOCHIN, SUCCESSOR TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF JULIUS DOOCHIN, DECEASED

BY: _____
BENJAMIN A. DOOCHIN, SUCCESSOR TRUSTEE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BENJAMIN A. DOOCHIN, SUCCESSOR TRUSTEE UNDER THE MARITAL TRUST UNDER THE LAST WILL AND TESTAMENT OF JULIUS DOOCHIN, DECEASED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 2016.

My Commission Expires: 07/02/18

_____
Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

_____
Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON