WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160007577 DEEDWARR
Recvd: 01/28/16 12:36 4 pgs
Fees: 23.00 Taxes: 814.00

20160128-0008407

State of Tennessee)
County of Davidson)

15-12-009

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of January, 2016

Notary Public

My Commission Expires: 06/19/16

AFFIX SEAL

CHELEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

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
JEFF ZEITLIN	" NEW OWNER "	081-08.00
(NAME)	(NAME)	258.00
1813 5th Avenue N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **STEVEN L. GRYLL, a one-sixth (1/6) interest, CHARLES R. GRYLL, a one-sixth (1/6) interest, and MICHAEL A. GRYLL, a one-sixth (1/6) interest, as Heirs at Law of Daniel Gryll, deceased, and MARTIN LEVY, a one-half (1/2) interest, as devisee under The Will of Rowena Levy**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFF ZEITLIN,** , hereinafter called the Grantee(s), his 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. 472 on the Plan of North Nashville Real Estate Company's Property,** as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 472 fronts 50 feet on the westerly side of 5th Avenue north, formerly Summer Street, and runs back between parallel lines 166 feet to an alley.

BEING the same property conveyed to S. Ralph Gordon, Martin Levy and Daniel Gryll by Deed from Substitute Trustee, of record in Book 3674, Page 403, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, S. Ralph Gordon having conveyed his interest to Martin Levy and Daniel Gryll by Deed of record in Book 3875, Page 565, said Register's Office. THEN Martin Levy, married to Rowena Levy, and Daniel Gryll, married to Jean Gryll having conveyed their interest to Rowena Levy, a one-half undivided interest, and Jean Gryll, the remaining undivided one-half interest as tenants in common. THE said Jean Gryll having died testate in 1995 and devised her interest to Daniel Gryll by Last Will and Testimony, of record in Will Book 199, Page 509, Docket No. 95P-1275 Probate Clerk's Office for Davidson County, Tennessee. THEN Daniel Gryll having died intestate on July 23, 1998 and his interest having vested in his heirs at law (Steven L. Gryll, Charles R. Gryll, and Michael A. Gryll). THE said Rowena Levy having died testate on May 11, 2014, and she devised said property to Martin Levy pursuant to the Last Will and Testament, of record in Docket No. 14P-918, Probate Clerk's Office for Davidson County, Tennessee. SUBSEQUENTLY title is vested in Steven L. Gryll, a one-sixth (1/6) interest, Charles R. Gryll, a one-sixth (1/6) interest, Michael A. Gryll, a one-sixth (1/6) interest, as Heirs at Law of Daniel Gryll, deceased, and Martin Levy, a one-half (1/2) interest, as devisee under The Will of Rowena Levy.

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 property known as: **1813 5th Avenue N., Nashville, TN, 37208.**

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

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, our hands, this _____ day of January, 2016.

Steven Gryll

STEVEN L. GRYLL

CHARLES R. GRYLL

MICHAEL A. GRYLL

MARTIN LEVY

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVEN L. GRYLL**, 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 Chicago, ILLINOIS, this 18th day of January, 2016.

My Commission Expires: 9/9/2017

"OFFICIAL SEAL"
MILLISA VASICH
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 9/9/2017

Millisa Vasich 1-18-2016
Notary Public

STATE OF _____)
COUNTY OF _____)

Millisa Vasich 1-18-2016

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES R. GRYLL**, 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 _____, _____, this _____ day of January, 2016.

My Commission Expires: _____

_____
Notary Public

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL A. GRYLL**, 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 _____, _____, this _____ day of January, 2016.

My Commission Expires: _____

_____
Notary Public

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARTIN LEVY**, 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 _____, _____, this _____ day of January, 2016.

My Commission Expires: _____

_____
Notary Public

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, our hands, this _____ day of January, 2016.

_____
STEVEN L. GRYLL

_____
CHARLES R. GRYLL

_____
MICHAEL A. GRYLL

_____
MARTIN LEVY

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVEN L. GRYLL**, 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 _____, _____, this _____ day of January, 2016.

My Commission Expires: _____

_____
Notary Public

STATE OF IL)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES R. GRYLL**, 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 Cook County, IL, this _____ day of January, 2016.

My Commission Expires: _____

"OFFICIAL SEAL"
BRIAN D. GRYLL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/22/2018

_____
Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL A. GRYLL**, 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 _____, _____, this _____ day of January, 2016.

My Commission Expires: _____

_____
Notary Public

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARTIN LEVY**, 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 _____, _____, this _____ day of January, 2016.

My Commission Expires: _____

_____
Notary Public

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, our hands, this _____ day of January, 2016.

STEVEN L. GRYLL

Michael A. Gryll

MICHAEL A. GRYLL

CHARLES R. GRYLL

Martin Levy

MARTIN LEVY

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVEN L. GRYLL**, 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 _____, _____, this _____ day of January, 2016.

My Commission Expires: _____

_____
Notary Public

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES R. GRYLL**, 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 _____, _____, this _____ day of January, 2016.

My Commission Expires: _____

_____
Notary Public

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 **MICHAEL A. GRYLL**, 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 22nd day of January, 2016.

My Commission Expires: 7/2/18

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

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 **MARTIN LEVY**, 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 22nd day of January, 2016.

My Commission Expires: 7/2/18

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public