BILL GARRETT, Davidson County
Trans:T20160008710 DEEDWARR
Recvd: 02/02/16 09:01 2 pgs
Fees:13.00 Taxes:871.35
20160202-0009813

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of January, 2016, by and between Iginio Fitzpatrick and Esther Fitzpatrick, , party of the first part, and Jacob Kupin, Michael Kupin, and Rhonda Kupin, as tenants in common with full rights of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Tract No. 1: Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 333 on the Plan of McGavock Wetmore and others' First Addition to Nashville, called the: Town of "McGavock", of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Tract No. 2: Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 333 on the Plan of McGavock Wetmore and other's First Addition to Nashville, called the: Town of "McGavock", of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot 333 fronts 25 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Iginio Fitzpatrick by virtue of that certain Warranty Deed dated January 31, 2006, at Instrument No. 20060201-0012652 in the Register's Office of Davidson County, Tennessee.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 21, Page 23 in said Register's Office, Tennessee; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Iginio Fitzpatrick by Esther Fitzpatrick, Attorney in Fact
Iginio Fitzpatrick by Esther Fitzpatrick, Attorney In Fact

Esther Fitzpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2016, before me personally appeared Esther Fitzpatrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Iginio Fitzpatrick and acknowledged that she executed the same as the free act and deed of the said Iginio Fitzpatrick.

WITNESS my hand and official seal at office this 29th day of January, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Esther Fitzpatrick to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and seal, this 29th day of January, 2016.

Memorie White
Notary Public

My commission expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Jacob Kupin

Tax Parcel No 08112027100

Property Address: 1520 Arthur Ave
Nashville, TN 37208

MAIL TAX BILLS TO: 5 Concord Pl
Rye Brook, NY 10573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $235,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ashley Smith
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of January, 2016.

JAnderson
Notary Public

My Commission Expires:

JANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018