WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee)
County of Davidson)

16-04-020

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of April, 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
JOHN D. CLAYBROOK & FLORENCE C. CLAYBROOK	New Owner	144-03-0
(NAME) 1014 Foxwood Drive	(NAME)	026.00CO
(ADDRESS) Nashville, TN 37215	(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, **RUDOFF JAY SAPERSTEIN, TRUSTEE OF THE RUDOFF JAY SAPERSTEIN REVOCABLE TRUST, dated February 11, 2015**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN D. CLAYBROOK AND FLORENCE C. CLAYBROOK, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their 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. 40 on the Plan of Chickering Hills, Section One,** of record in Book 2331, Page 8, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the easterly margin of Foxwood Road at the corner of Lot Nos. 40 and 41; thence with the lien between said lots easterly 238 feet to a point; thence northeasterly 68.12 feet to a point; thence northwesterly 214.30 feet to a point; thence northwesterly 152 feet to the easterly margin of Foxwood Road; thence with the margin of the same southeasterly around a curve 242.18 feet to the beginning of a curve; and continuing with the margin of said road around a curve southeasterly 141 feet to the point of BEGINNING.

BEING the same property conveyed to RUDOFF JAY SAPERSTEIN, TRUSTEE , OR ANY SUCCESSOR TRUSTEE, OF THE RUDOFF J. SAPERSTEIN REVOCABLE TRUST, DATED FEBRUARY 11, 2015, by Deed from RUDY J. SAPERSTEIN AND WIFE, ELINOR D. SAPERSTEIN, of record in Instrument No. 20150226-0016408, 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 property known as: **1014 Foxwood Drive, Nashville, TN, 37215.**

BILL GARRETT, Davidson County
Trans:T20160036331 DEEDWARR
Recvd: 05/03/16 08:30 2 pgs
Fees:13.00 Taxes:2664.00

20160503-0043099

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, my hand, this 29th day of April, 2016.

RUDOFF JAY SAPERSTEIN, TRUSTEE OF THE
RUDOFF JAY SAPERSTEIN REVOCABLE TRUST,
dated February 11, 2015

BY: Rudoff Jay Saperstein Trustee
RUDOFF JAY SAPERSTEIN, 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 **RUDOFF JAY SAPERSTEIN, TRUSTEE OF THE RUDOFF JAY SAPERSTEIN REVOCABLE TRUST, dated February 11, 2015**, 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 29th day of April, 2016.

My Commission Expires: 07/02/18

Notary Public

