WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,050,000.00**

Affiant

Subscribed and sworn to before me, this 26th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160045556 DEEDWARR
Recvd: 05/31/16 12:46 2 pgs
Fees:13.00 Taxes:3885.00
20160531-0054410

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse M. Ehrenfeld et al	new owner	117-10-0
(NAME)	(NAME)	(MAP)
2223 Woodmont Boulevard		014.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215-1417		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Karen V. Cassidy, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jesse M. Ehrenfeld, unmarried, and Judd Taback, unmarried, Tenants in Common with Rights of Survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 3 and the Easterly part of Lot No. 23, Block 4, on the Plan of Woodmont Estates, of record in Plat Book 974, Page 29, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the Southerly Margin of Woodmont Avenue at the corner of Lot Nos. 2 and 23; thence with the line between said Two Lots, Southerly 230 feet to the corner of Lots 3 and 23; thence with the line between Lot Nos. 2 and 3, Southerly 20 feet to the Northeast corner of the Property conveyed to Randolph M. Smith and Wife, by Deed from Beatrice Aronson Konisar, of record in Book 3035, Page 384, said Register's Office; thence with said Smith's Northerly line, North 84 degrees 15 minutes West 208.3 feet; thence North 8 degrees East 20 feet to the Southern boundary line of Lot No. 23; thence with said line, Easterly 1 foot, more or less, to the Southeast corner of the property conveyed to Wendell L. Smith by Deed from Lou Lusky and Wife, of record in Book 2397, Page 397, said Register's Office; thence with said Smith's Easterly line, Northerly 230 feet to the Southerly Margin of Woodmont Avenue; thence with same, Easterly 200 feet to the beginning.

Being the same property conveyed to Karen V. Cassidy by Quitclaim deed from Steve Gerald Cassidy, single, and Karen Vloedman Cassidy, single of record in Instrument No. 20100218-0012261 Register's Office for Davidson County, Tennessee.

Being also known as 2223 Woodmont Boulevard Nashville, TN 37215-1417.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2223 Woodmont Boulevard, Nashville, Tennessee 37215-1417

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 my/our hand(s) this 26th day of May, 2016.

Karen V. Cassidy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karen V. Cassidy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of May, 2016.

Notary Public

My Commission Expires: 5/9/2019

