THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057610**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $900,000.00 VAnderson Affiant Subscribed and sworn to before me, this 3rd day of June, 2016. JAnderson Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160049034 DEEDWARR
Recvd: 06/09/16 14:16 2 pgs
Fees:13.00 Taxes:3330.00
20160609-0058530

WARRANTY DEED

Address New Owner: Jeffery B. Eskind, Trustee 2918 Westmoreland Drive Nashvillle TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-0-051.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Fruetel and Anne Fruetel Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffery B. Eskind, Trustee of Matthew Charles Eskind 2010 Irrevocable Trust, dated October 25, 2010** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Plan of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JONATHAN FRUETEL and wife, ANNE FRUETEL, by deed from JOHN GOODFRED and JENNIFER GOODFRED, of record in Instrument No. 20080319-0027838, dated March 14, 2008, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 104-14-0-051.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 16, said Register's Office.

Subject to conservation zoning and urban zoning overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, as of record in the Mtropolitan Clerk's Office.

This is improved property located at 2918 Westmoreland Drive Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2016.

Jonathan Fruetel

Anne Fruetel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Fruetel and Anne Fruetel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018