BILL GARRETT, Davidson County
Trans:T20160054195 DEEDWARR
Recvd: 06/24/16 14:28 2 pgs
Fees:13.00 Taxes:3219.00
20160624-0064835

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 10510001400

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Michael Kaplan
391 JONES PARKWAY
BRENTWOOD TN 37027

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **1813 BEECH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor" has this day bargained and sold and does hereby transfer and convey unto **MICHAEL KAPLAN, A MARRIED MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 14 on the Map of Waverly Place of record in Plat Book 57, page 95, of the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby described as follows:

BEGINNING on the westerly margin of Beech Avenue at the northeast corner of the property conveyed to Mamie Drake, et al, by deed from C. A. Hormann of record in Book 682, page 784, said Register's Office; thence with Drake's northerly line westerly to the easterly margin of an alley; thence with said alley northwardly 105.3 feet, more or less, to the southwest corner of the property conveyed to Nellie Hertzks Morehead, by deed from Horace Lee Parman, of record in Book 1025, page 535, said Register's Office; thence with Morehead's southerly line eastwardly to the westerly margin of Beech Avenue; thence with said Avenue, southwardly 105.3 feet to the beginning.

BEING the same property conveyed to 1813 Beech Avenue, LLC, by Warranty Deed from Michael E. Claybrooks, a single person, dated March 21, 2014, appearing of record in Instrument No. 20140321-0023606, of the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1813 Beech Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24th day of June, 2016.

1813 BEECH AVENUE, LLC

BY: EWING HOLDINGS, LLC

BY: _____
ANTHONY E. EWING, Member

BY: THE CUMBERLAND HOLDINGS COMPANY, LLC

BY: _____
BRYAN KRABOUSANOS, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Audra D. Cross, a Notary Public of Said County and State, personally appeared **ANTHONY E. EWING** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Ewing Holdings, LLC, which is a member of 1813 Beech Avenue, LLC**, the within named bargainor, and that he as such **Member of Ewing Holdings, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Ewing Holdings, LLC which is a Member of 1813 Beech Avenue, LLC** by himself as **Member**.

WITNESS my hand and official seal at office this 24th day of June, 2016.

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Audra D. Cross, a Notary Public of Said County and State, personally appeared **BRYAN KRABOUSANOS** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **The Cumberland Holdings Company, LLC, which is a member of 1813 Beech Avenue, LLC**, the within named bargainor, and that he as such **Member of The Cumberland Holdings Company, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **The Cumberland Holdings Company, LLC which is a Member of 1813 Beech Avenue, LLC** by himself as **Member**.

WITNESS my hand and official seal at office this 24th day of June, 2016.

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$870,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 24th day of June, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 8-23-16

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016