This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $320,000.00.

Affiant

Subscribed and sworn before me this the 31st day of May, 2016.

Notary Public
My commission expires: 9-10-2018

DAVIDSON COUNTY BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Kaplan 1002 West Grove Avenue Nashville, TN 37203-5448	MICHAEL KAPLAN 1002 WEST GROVE AVE NASHVILLE, TN, 37203	105-09-0-302.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged DAVID M. GREEN AND WIFE, CHANTAL P. LECOGUIC, AND CHLOE P. GREEN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL KAPLAN, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the West 61 feet of the East 211 feet of Lot No. 15 on the Plan of Jones & Dudleys Additions of record in Plat Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said part of said Lot No. 15 fronts 61 feet on the Northerly side of West Grove Avenue and runs back between parallel lines parallel to an 150 feet West of Tenth Avenue, South, 145 feet to an alley.

Included in the above description but expressly excluded therefrom is 1957 square feet of said property which taker by the Nashville, Housing Authority in the Cause in the Third Circuit Court entitled; Nashville Housing Authority vs. Hartsell Pryor, Ernestine C. Pryor, et al, Docket No. A-9419.

Being the same property conveyed to Chloe P. Green, married and David M. Green and wife, Chantal P. LeCoguic by Warranty Deed from Linda Carolyn Burton, married of record in Instrument No. 20041210-0147489 Register's Office for Davidson County, Tennessee, dated December 01, 2004 and recorded on December 10, 2004.

Being the same property conveyed to Chloe P. Green, unmarried and David M. Green and wife, Chantal P. LeCoguic by Quitclaim Deed from Michael Allen Ritter, of record in Insturment No. 20160706-0069057 Register's Office for Davidson County, Tennessee, dated 6/1/2016 and recorded on 7/6/2016.

Being also known as 1002 West Grove Avenue Nashville, TN 372035448.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1002 West Grove Avenue, Nashville, TN 37203-5448.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CB. DMG CLC

BILL GARRETT, Davidson County
Trans: T20160057437 DEEDWARR
Recvd: 07/06/16 11:23 2 pgs
Fees: 13.00 Taxes: 1184.00
20160706-0069058

Witness my hand this the 31st day of May, 2016.

Chloe P. Green

David M. Green

Chantal P. LeCoguic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chloe P. Green and David M. Green, and Chantal P. LeCoguic, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2016.

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 9-10-2018

CLC