WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160068207 DEEDWARR
Recvd: 08/08/16 10:27 2 pgs
Fees:13.00 Taxes:869.50
20160808-0082004

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Halprin	SAME	
(NAME)	(NAME)	
2012 Vernon Place, Unit 101		172-12-A/24.00-CO
(ADDRESS)	(ADDRESS)	
Melbourne, FL 47901		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LEAH POTTS, SUCCESSOR TRUSTEE OF THE FONDAW TRUST DATED MARCH 15, 2001**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL HALPRIN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, 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. 35 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, Page 6, as amended in Book 7900, Pages 110-112, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John D. Fondaw and Cheryl S. Fondaw, Trustees of The Fondaw Trust, a Revocable Living Trust dated March 15, 2001 by Quitclaim Deed from John David Fondaw and wife, Cheryl S. Fondaw, dated September 25, 2003, of record in Instrument No. 20030925-0142250, Register's Office for Davidson County, Tennessee. Cherly S. Fondaw died on February 27, 2015. John David Fondaw is unable to act as Trustee of the Trust. Pursuant to the terms of the Amendment to The Fondaw Trust Dated March 15, 2001, Leah Potts is the Successor Trustee of the Trust.

This conveyance is subject to 2016 real property taxes; all matters appearing of record in Book 7900, Pages 6, and 110-112, said Register's Office; Restrictive Covenants of record in Book 8069, Page 170, said Register's Office; Bylaws of record in Book 8071, Page 531, said Register's Office; Charter of record in Book 8071, Page 520, said Register's Office; and Easement of record in Book 8292, Page 753, said Register's Office.

unimproved
This is improved x property, known as 824 Cold Creek Trail, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 5th day of August, 2016

THE FONDAW TRUST DATED MARCH 15, 2001

BY: Leah Potts

LEAH POTTS, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Leah Potts, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Trustee of The Fondaw Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 5th day of August, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019