BILL GARRETT, Davidson County
Trans:T20160076627 DEEDWARR
Recvd: 09/01/16 09:33 3 pgs
Fees:18.00 Taxes:1552.15
20160901-0091861

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33153-07-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $419,500.00. Affiant Subscribed and sworn to before me this 16th day of August, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ariel Seltz Kniss James Peter Mendelman James 5005 B Michigan Avenue Nashville, TN 37209	New Owner	Map and Parcel No.: 091 07 0 385 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, James L. Mylcraine, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Peter Mendelman James and Ariel Seitz Kniss-James, Husband and Wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5005 B Michigan Avenue, Nashville, Tennessee 37209.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

The subject property has never been the marital residence of the Grantor.

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 the 16th day of August, 2016.

James L. Mylcraine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James L. Mylcraine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2016.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 912 Block 134 on the Plan of Plan No. 1, West Nashville, as of record in Plat Book 57, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to James L. Mylcraine by deed dated May 29, 1987 from Dallas Keith and wife Shirley Ann Keith of record in Book 7256, page 473, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 20, 2014 in Instrument No. 20140320-0023169, Register's Office for Davidson County, Tennessee, James L. Mylcraine conveyed subject property to James L. Mylcraine, a married person

said property was never primary marital residence of grantor

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 091 07 0 385 00.
2. All matters appearing on the Plan of record as Book 57, page 74, Register's Office for Davidson County, Tennessee.