WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/16 16:05 3 pgs
Fees:18.00 Taxes:1443.00
20160920-0099155

KATHERINE A HARMON
Notary Public
State of Texas
ID # 13042994-5
Comm. Expires 11-04-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$390,000.00.**

Hilda S. Golden
Affiant

Subscribed and sworn to before me this 14th day of September, 2016

Katherine Harmon
Notary Public
My Commission expires: 11/4/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Globex, Inc.	SAME	10312011900
1621 Electric Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hilda S. Golden and Dina S. Romeo**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Globex, Inc., a Tennessee corporation**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6 of Block "H", Cherokee Park, Second Section, as of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee.

Said lot fronts 66.03 feet on the westerly side of Wilson Avenue and runs back between lines, 140 feet on the northerly line and 140.06 feet on the southerly line along the northerly margin of Aberdeen Road, to a dead line and measures 61.76 feet.

Being part of the same property conveyed to Aron Schlanger and wife, Gertrude Schlanger, by deed from Edward D Phelan, Jr. and wife, Anna M. Phelan, of record in Book 4119, Page 154, Register's Office for Davidson County, Tennessee. Further conveyed to Joe Kraft, Trustee from Aron Schlanger and wife, Gertrude Schlanger and then to Gertrude Schlanger from Joe Kraft, Trustee, by Quitclaim Deed on December 6, 1979, of record in Book 5541, Page 134, Register's Office for Davidson County, Tennessee. The said Gertrude Schlanger having since died on November 30, 2015, leaving a Last Will and Testament devising said property to Dina S. Romeo and Hilda S. Golden of record in Case No. PR-5689, Probate Court of Shelby County, Tennessee and of record in Instrument Number 20160829-0089970, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 175, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7745, Page 216, Register's Office for Davidson County, Tennessee.

This is improved property known as: **401 North Wilson Blvd, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 14, 2016.

Hilda S. Golden

Hilda S. Golden

STATE OF Texas
COUNTY OF Denton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hilda S. Golden,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 14, 2016

My commission expires 11/4/19

Katherine Harmon

Notary Public

KATHERINE A HARMON
Notary Public
State of Texas
ID # 13042994-5
Comm. Expires 11-04-2019

WITNESS our hands this September 14, 2016

Dina S. Romeo

Dina S. Romeo

STATE OF Tennessee
COUNTY OF Shelby

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dina S. Romeo to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 14, 2016

My commission ~~expires~~ 06/21/2020

Notary Public

ANDREW GERACI
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE