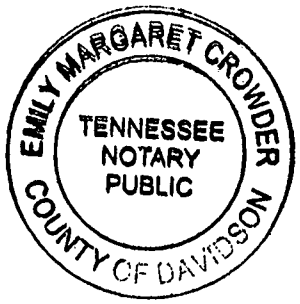
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 10-5-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reid L. Dworkin	Reid L. Dworkin	10513037100
(NAME)	(NAME)	
PO Box 8801	PO Box 8801	
(ADDRESS)	(ADDRESS)	
Calabasas, CA 91372	Calabasas, CA 91372	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160100802 DEEDWARR
Recvd: 11/15/16 13:44 2 pgs
Fees:13.00 Taxes:1757.50



20161115-0120414

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ellen S. Griffin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Reid L. Dworkin, Trustee of The Amended and Restated Reid L. Dworkin Revocable Trust u/d/t June 30, 2015 and Michael Caplan,** 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:

BEING the westerly half of Lot No. 5 and a small triangular portion of Lot No. 4 on the Map of the Subdivision of the Jacob Schmidt heirs Land, of record in Book 547, page 120, Register's Office for said County which are described according to a survey made by Hal R. Swann, Jr., on March 3, 1951 as follows:
Beginning at a point in the southerly margin of Waldkirch Avenue, the dividing line between Lots 4 and 5; thence southerly from Waldkirch Avenue with an angel to the right of Waldkirch Avenue of 92 degrees 74 feet to a point, being an iron pin at a fence line and continuing south 5 degrees 30 feet East 114 feet, more or less, to a point in the northerly margin of an alley, the dividing line between Lots 4 an 5; thence easterly 50 feet to a point; thence northerly 188 feet to a point on the southerly margin of Waldkirch Avenue; thence with the southerly margin of said Avenue,
westerly 50 feet to the beginning.

Being the same property conveyed to Harwell Griffin and wife Ellen S. Griffin by Quitclaim Deed from Sheila M. Brown, Sharon Elaine Morris, Harwell B. Griffin, Jr., Lucy V. Griffin, and Eleanor Rose Griffin recorded on July 17, 1987, of record in Book 7299, Page 957, Register's Office for Davidson County, Tennessee. The said Harwell Griffin having since died vesting the property to his sole surviving spouse, Ellen S. Griffin also known as Ellen Griffin.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 919 Waldkirch Ave., Nashville, TN 37204
(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/our hands this 10 day of November, 2016.

Ellen S. Griffin a/k/a Ellen Griffin
by: Eleanor R Sheffield, her attorney in fact

Ellen S. Griffin a/k/a Ellen Griffin
by: Eleanor R. Sheffield, her attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Eleanor R. Sheffield with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Attorney in Fact of Ellen S. Griffin a/k/a Ellen Griffin and that she as such Attorney in Fact executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Attorney in Fact

WITNESS my hand and seal this 10 day of November, 2016.

Notary Public
My Commission Expires: 11/13/17

File No.: 11657

