THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16109510

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2016.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20160101892 DEEDWARR
Recvd: 11/17/16 14:22 2 pgs
Fees: 13.00 Taxes: 1387.50
20161117-0121483

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Neill Adams Broderick 5105 IDAHO AVE Nashville TN 37209-3304	New Owner	Tax Parcel ID No. 10303007500

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, **McCall Kennedy Bryant now known as McCall B. Lurie and Jay Adam Lurie, as joint tenants with right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Neill Adams Broderick**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of lots 23 and 24 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described as follows

Beginning on the Southerly margin of Idaho, formerly 5th Avenue, at the Northwest corner of the property conveyed to Everett Green and Wife by deed from Walter B. Kee and Wife of record in Book 1306, Page 518, said register's office, said point being 190 feet West of the Westerly margin of 51st Avenue North, formerly 10th Street, as now established, thence with the Southerly margin of Idaho Avenue, Westwardly 50 feet; thence Southwardly 160 feet to the Northerly line of the property conveyed to R.L. Ezell and wife by deed from George A.L. Cook, Executor, et al, of record in Book 515, Page 530, said register's office; thence with Ezell's Northerly line Eastwardly 50 feet to the Southwest corner of said green's property; thence with the Westerly line of same, Northwardly 160 feet to the beginning.

Being the same property conveyed by Warranty Deed from Margaret Anne Howard, married to McCall Kennedy Bryant, unmarried, as recorded on the 24th day of July, 2008 in Instrument No. 20080724-0075772 and Quitclaim Deed from Houston Howell, Trustee to McCall Kennedy Bryant and Jay Adam Lurie, as joint tenants with right of survivorship, as recorded on the 28th day of May, 2014 in Instrument No. 20140528-0045606, in the Register's Office of Davidson County, Tennessee.

McCall Kennedy Bryant and McCall B. Lurie being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 421, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1369, Page 136 and Book 2149, Page 535.

This is improved property located at 5105 IDAHO AVE Nashville, TN 37209-3304.

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of November, 2016.

Jay Adam Lurie

McCall Kennedy Bryant now known as McCall B. Lurie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jay Adam Lurie and McCall Kennedy Bryant NKA McCall B. Lurie, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018