THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109650** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2017. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lynn Goldsmith 111 Clydelan Court Nashville TN 37205	New Owner	Tax Parcel ID No. 130-09-0-075.00

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, **David Cypress and Larry Cypress as the Surviving Co-Trustees of the Mandell L. Cypress Testamentary Trust Under the Will of Mandell L. Cypress** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynn Goldsmith and Syd Schneider, wife and husband**, ("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 Lot(s) 1, as shown on the map entitled Cheekwood Estates, of record in Plat Book 2663, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MANDELL L. CYPRESS and wife, FRANCES C. CYPRESS, by deed from NED FELDMAN and I. R. SCHULMAN, of record in Book 259, page 635, dated December 26, 1958, said Register's Office.

FRANCES C. CYPRESS died on or about September 17, 1995 leaving MANDELL L. CYPRESS as the surviving tenant by the entirety.

MANDELL L. CYPRESS died on or about January 8, 2006. His Will, being filed in the Seventh Circuit Court of Davidson County, Tennessee under Docket No. 06P-159, devised the subject property to David Cypress and Larry Cypress and Joe Kraft as Co-Trustees of the Mandell L. Cypress Testamentary Trust under the Will of Mandell L. Cypress. Joe Kraft has since died. Maxie O. Patton being appointed as successor Co-Trustee, has since died, leaving DAVID CYPRESS and LARRY CYPRESS AS THE SURVIVING CO-TRUSTEES OF THE MANDELL L. CYPRESS TESTAMENTARY TRUST UNDER THE WILL OF MANDELL L. CYPRESS.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 130-09-0-075.00.

BILL GARRETT, Davidson County
Trans:T20170016960 DEEDWARR
Recvd: 02/27/17 14:03 2 pgs
Fees:13.00 Taxes:3145.00
20170227-0019389

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2663, page 103, said Register's Office.

This is improved property located at 111 Clydelan Court Nashville TN 37205

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 14th day of February, 2017.

David Cypress, Trustee

Larry Cypress, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Cypress and Larry Cypress, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are trustees of Mandell L. Cypress Testamentary Trust Under the Will of Mandell L. Cypress, dated 10/27/1986, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of February, 2017.

Notary Public

My Commission Expires: _____

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