WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$373,000.00**

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20170021215 DEEDWARR
Recvd: 03/13/17 10:42 2 pgs
Fees:13.00 Taxes:1380.10
20170313-0024312

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Nathan Bienen	new owner	142-16-0B
(NAME)	(NAME)	(MAP)
504 Cabot Place		023.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrew L. Schwarcz and spouse, Barbara B. Schwarcz**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Nathan Bienen, unmarried and Rebecca Lee Phillips, unmarried as joint tenants with common law rights of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Arlington Green, Phase I of record in Plat Book 6900, Page 399, as amended in Book 7517, Page 281, and further amended in Book 11107, Page 125, re-recorded in Book 11118, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew L. Schwarcz and spouse, Barbara B. Schwarcz by Warranty deed from Mark J. Vanston and spouse, Susan W. Vanston of record in Instrument No. 20010531-0056647 Register's Office for Davidson County, Tennessee, dated May 30, 2001 and recorded on May 31, 2001.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 504 Cabot Place, Nashville, Tennessee 37221

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 hand(s) this 3rd day of March, 2017.

Andrew L. Schwarcz

Barbara B. Schwarcz by Andrew L. Schwarcz as Attorney-in-Fact ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrew L. Schwarcz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 3rd day of March, 2017.

Notary Public

My Commission Expires: 5/9/2019

John M. Wells State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Andrew L. Schwarcz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Barbara B. Schwarcz, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Barbara B. Schwarcz, the bargainor, by the said Andrew L. Schwarcz, as Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 3rd day of March, 2017.

Notary Public

My Commission Expires: 5/9/2019

John M. Wells State of Tennessee Notary Public Davidson County