BILL GARRETT, Davidson County
Trans:T20170045090 DEEDWARRSP
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Fees:23.00 Taxes:2627.00
20170526-0052765

SPECIAL WARRANTY DEED

FROM: The Estate of Sidney Fleischer

TO: Wade Properties, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Wade Properties, LLC P.O. Box 40466 Nashville, TN 37204	Same	Map 104-04 Parcel 117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $710,000.00.

Affiant

Sworn to and subscribed before me, this 26th day of May, 2017.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
Traci Sellers
My Commission Expires March 6, 2018
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Sidney Fleischer** (the "Seller") by these presents does transfer, sell and convey unto **Wade Properties, LLC, a Tennessee limited liability company**, (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved real property located at 1021 17th Avenue South, Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 17th day of May, 2017.

SELLER: **The Estate of Sidney Fleischer**

By: _____
Jay Newman, Executor

STATE OF MARYLAND)
COUNTY OF Baltimore)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jay Newman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of The Estate of Sidney Fleischer, the within named bargainor, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand and seal at office in Pikesville, Maryland, this 17 day of May, 2017.

_____
Notary Public

My Commission Expires: Feb 12, 2018

J. A. HYPOLITE
Notary Public
Baltimore County
Maryland
My Commission Expires Feb 12, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Criddle and Scruggs' Subdivision of Lot No. 7 in O. B. Hayes Plan of Large Lots, as of record in Book 57, page 62, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to SIDNEY FLEISCHER AND WIFE, BECCA FLEISCHER, by deed from SCARRITT COLLEGE FOR CHRISTIAN WORKERS, of record in Book 5168, page 281, dated July 5, 1977, said Register's Office. The said Becca C. Fleischer having since died on or about January 31, 1994 leaving Sidney Fleischer the surviving tenant by the entirety. The said Sidney Fleischer died testate on or about May 27, 2016. JAY NEWMAN, EXECUTOR OF THE ESTATE OF SIDNEY FLEISCHER has full power to convey said property pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 16P973.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2017, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 57, page 62, said Register's Office.

3. Tenants under unrecorded leases.