WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/17 10:13 3 pgs
Fees:18.00 Taxes:2220.00
20170601-0054318

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00.

Affiant

Subscribed and sworn to me on 05/31/17.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Max L. Schiff 2707 Barton Ave Nashville, TN 37212	First Tennessee Bank 3451 Prescott Rd. Memphis, TN 38118	104110V00200CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kelly S. Brooks and wife, Lisa J. Brooks, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Max L. Schiff, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B of 2724 Acklen Avenue Condominium, a horizontal property regime created according to the provisions of the Horizontal Property Act of the State of Tennessee as established by the Master Deed and Bylaws of 2724 Acklen Avenue Condominium of record in Instrument No. 20070116-0006356, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements attached thereto.
>
> Being the same property conveyed to Kelly S. Brooks and wife, Lisa J. Brooks by Warranty Deed from Devon S. Wyatt, unmarried, recorded on the 1st day of May, 2013 in Instrument No. 20130501-0043418, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2726 ACKLEN AVENUE, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 05/31/17.

Kelly S. Brooks

Lisa J. Brooks

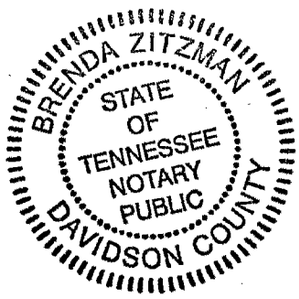
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/31/17, before me personally appeared Kelly S. Brooks and Lisa J. Brooks, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/31/17

NOTARY PUBLIC

My Commission Expires: 11-6-2017



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017