Bill Garrett Davidson County
Batch# 24697 DEEDWARR
11/13/2017 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20171113-0115840

#33978

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33978-10-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 8th day of November, 2017. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
STD Properties, LLC 402 W. Hillwood Nashville, TN 37205	New Owner	Map and Parcel No.: 103 10 Q 096 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, **Bella N. Golden and Annette L.S. Kirshner, Devisees under the Last Will and Testament of Irving Stern, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **STD Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 831 Neartop Drive, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 8th day of November, 2017.

Bella N. Golden
by [illegible], Atty-In-fact

Bella N. Golden, Devisee under the Last Will and
Testament of Irving Stern, deceased
by Gerald G. Patterson, her Attorney-in-fact

Annette L.S. Kirshner
by [illegible], Atty-In-Fact

Annette L.S. Kirshner, Devisee under the Last Will
and Testament of Irving Stern, deceased
by Gerald G. Patterson, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bella N. Golden, Devisee under the Last Will and Testament of Irving Stern, deceased, and he is authorized by Bella N. Golden to execute this instrument on her behalf.

Witness my hand, at office, this 8th day of November, 2017.

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Annette L.S. Kirshner, Devisee under the Last Will and Testament of Irving Stern, deceased, and he is authorized by Annette L.S. Kirshner to execute this instrument on her behalf.

Witness my hand, at office, this 8th day of November, 2017.

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:
10-7-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hillwood Terrace, as of record in Plat Book 2663, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Irving Stern and wife, Regina Stern by deed dated April 21, 1961 from Allen I. Kirshner and wife, Flora M. Kirshner of record in Book 3220, page 603, Register's Office for Davidson County, Tennessee. Regina Stern having since died on November 4, 2012 leaving Irving Stern as the surviving tenant by the entirety. Irving Stern died on June 16, 2016, leaving a Last Will and Testament filed for Probate in Docket No. 16P1276, Probate Court for Davidson County, Tennessee. Pursuant to said Will, subject property was devised to Bella N. Golden and Annette L.S. Kirshner. See also Affidavit of Inheritance of Real Property filed March 30, 2017 of record in Instrument No. 20170330-0031249, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 103 10 0 096 00.
2. All matters appearing on the Plan of record as Book 2663, page 50, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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 is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

