WARRANTY DEED

Bill Garrett Davidson County
Batch# 25387 DEEDWARR
11/14/2017 10:19:37 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00

20171114-0116820

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Graden Dycus	New Owner	10513037100
(NAME)	(NAME)	
2700 W. Linden Ave	Same	104 15 0 132.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Reid L. Dworkin, Trustee of the Amended and Restated Reid L. Dworkin Revocable Trust u/t/d June 30, 2015 and Michael Caplan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Graden Dycus and Casey Dycus, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Tract 1:

BEING the westerly half of Lot No. 5 and a small triangular portion of Lot No. 4 on the Map of the Subdivision of the Jacob Schmidt heirs Land, of record in Book 547, page 120, Register's Office for said County which are described according to a survey made by Hal R. Swann, Jr., on March 3, 1951 as follows:
Beginning at a point in the southerly margin of Waldkirch Avenue, the dividing line between Lots 4 and 5; thence southerly from Waldkirch Avenue with an angle to the right of Waldkirch Avenue of 92 degrees 74 feet to a point, being an iron pin at a fence line and continuing south 5 degrees 30 feet East 114 feet, more or less, to a point in the northerly margin of an alley, the dividing line between Lots 4 an 5; thence easterly 50 feet to a point; thence northerly 188 feet to a point on the southerly margin of Waldkirch Avenue; thence with the southerly margin of said Avenue,
westerly 50 feet to the beginning.

Being the same property conveyed to Reid L. Dworkin, Trustee of the Amended and Restated Reid L. Dworkin Revocable Trust u/t/d June 30, 2015 and Michael Caplan by Warranty Deed from Eilen S. Griffin recorded on November 15, 2016, of record in Instrument No. 20161115-0120414, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 919 Waldkirch Ave, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 8 day of November, 2017

AMENDED AND RESTATED REID L. DWORKIN
REVOCABLE TRUST U/T/D JUNE 30, 2015

_____, TRUSTEE
Reid L. Dworkin
Trustee

_____
Michael Caplan

State of California
County of Los Angeles

Personally appeared before me, a notary public in and for the state and county aforementioned, Reid L. Dworkin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of the Amended and Restated Reid L. Dworkin Revocable Trust u/t/d June 30, 2015 and Micheal Caplan and that they as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee

WITNESS my hand and seal this 8 day of November, 2017.

_____
Notary Public
My Commission Expires: 03/07/2018

JAVID ELIST
Commission # 2057130
Notary Public - California
Los Angeles County
My Comm. Expires Mar 7, 2018

State of California
County of _____

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Caplan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this _____ day of November, 2017.

_____
Notary Public
My Commission Expires: _____

File No.: 12452

Witness my/our hands this 8 day of November, 2017

AMENDED AND RESTATED REID L. DWORKIN REVOCABLE TRUST U/T/D JUNE 30, 2015

Reid L. Dworkin
Trustee

x Michael Caplan

State of California
County of _____

Personally appeared before me, a notary public in and for the state and county aforementioned, Reid L. Dworkin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of the Amended and Restated Reid L. Dworkin Revocable Trust u/t/d June 30, 2015 and Micheal Caplan and that they as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee

WITNESS my hand and seal this _____ day of November, 2017.

Notary Public
My Commission Expires: _____

State of California
County of _____ SEE NOTARY'S CERTIFICATE

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Caplan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this _____ day of November, 2017.

Notary Public
My Commission Expires: _____

File No.: 12452

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ALAMEDA)

On NOV-8, 2017 before me, MARY S. BAPI, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared MICHAEL CAPLAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

MARY S. BAPI
Commission # 2141271
Notary Public - California
Alameda County
My Comm. Expires Feb 28, 2020

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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