THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 171013810

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-UP-17-3522

Bill Garrett Davidson County
Batch# 28478 DEEDWARR
11/21/2017 09:43:48 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50

20171121-0119359

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $755,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2017.

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

Notary Public
My Commission Expires: 7/6/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Baum and Kelly Reeves 3522 Murphy Road Nashvillle TN 37205	New Owner	Tax Parcel ID No. 104-05-0-081.00

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, **Zachary Samuel Saltzman and Jessica Ross Saltzman, Trustees of the ZJ Family 2014 Trust, u/a/d December 29, 2014** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey D. Baum and Kelly E. Reeves, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, b eing the East 5.0 feet of Lot Number 3 and the West 45.0 feet of Lot Number 4 on the Map of Hardison and Young's Subdivision of record in Book 421, Page 190, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said parts of said lots adjoin and front together 50.0 feet on the north side of a reserved strip for parkway, as shown on said plan, and run back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to ZACHARY SAMUEL SALTZMAN AND JESSICA ROSS SALTZMAN, TRUSTEES OF THE ZJ FAMILY 2014 TRUST, U/A/D DECEMBER 29, 2014, by deed from BENJAMIN HERRON and wife, TARA HERRON, of record in Instrument No. 20151030-0110368, dated October 29, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-05-0-081.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 190, said Register's Office.

This is improved property located at 3522 Murphy Road Nashvillle TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 17th day of November, 2017.

The ZJ Family 2014 Trust, u/a/d December 29, 2014

By: Zachary Samuel Saltzman, Trustee

By: Jessica Ross Saltzman, Trustee

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zachary Samuel Saltzman and Jessica Ross Saltzman, 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 they are the Trustees of The ZJ Family 2014 Trust, u/a/d December 29, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2017.

see attached acknowledgment

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

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 San Diego)

On November 16, 2017 before me, Erin Braly, Notary Public
(insert name and title of the officer)

personally appeared Zachary Samuel Saltzman and Jessica Ross Saltzman, Trustees
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.

ERIN BRALY
Notary Public – California
San Diego County
Commission # 2194273
My Comm. Expires May 1, 2021

Signature _____ **(Seal)**