GENERAL WARRANTY DEED

TO: James A. McKanna

FROM: The Estate of Sidney Fleischer

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
James A. McKanna 4509 Shys Hill Rd. Nashville, TN 37215	Same	14502001600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 4, 2018

The actual consideration for this transfer is $630,000.00

Affiant

Sworn and subscribed before me, this 4TH day of December, 2017.

Carmen Coats
Notary Public

My Commission Expires:_____

GENERAL 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"), has bargained and sold, and by these presents does transfer and convey unto **James A. McKanna** (hereinafter called the "Buyer"), and Buyer's successors and assigns 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 property located at 4604 Mountain View Drive, Nashville, Tennessee 37215.

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

Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons. 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 General Warranty Deed to be executed effective as of the 4th day of December, 2017.

SELLER:

Bill Garrett Davidson County
Batch# 36502 DEEDWARR
12/12/2017 03:18:06 PM 4 pgs
Fees: $23.00 Taxes: $2,331.00

20171212-0126764

830946.1 11447-001

Estate of Sidney Fleischer

By: _____ Executor
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 State of Maryland County of Baltimore, this 2nd day of December, 2017.

_____
Notary Public

My Commission Expires: 9-11-2019

LORAINE M. ALLEN
NOTARY PUBLIC - STATE OF MARYLAND
COUNTY OF BALTIMORE
My Commission Expires 09/11/2018

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Seven Hills, Section 8 of record in Plat Book 3300, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sidney Fleischer and wife, Becca Fleischer by Warranty deed from Walker A. Spodeck and wife, Elsie H. Spodeck of record in Book 4347, page 854, register's Office for Davidson County, Tennessee, dated July 3, 1969 and recorded on July 7, 1969, (Value or consideration shown in aforementioned deed $10.00)

Sidney Fleischer died May 27, 2016 having been predeceased by Becca Fleischer. Jay Newman was named Executor of his Estate in Will probated at Docket No. 19P973 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being also known as 4604 Mountain View Drive, Nashville, Tennessee 37215.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2017 are paid. Taxes for the year 2018, a lien, which is not yet due and payable.

2. Restrictive Covenants of record in Book 3277, Page 609, in the Register's Office for Davidson County, Tennessee.