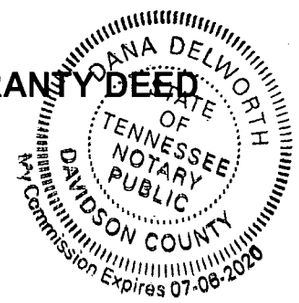
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/06/20

R-VRES-17-205-210

(AFF

Bill Garrett Davidson County
Batch# 60184 DEEDWARR
02/20/2018 09:59:42 AM 5 pgs
Fees: $28.00 Taxes: $1,387.50

20180220-0015748

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie Marlene Hays	New Owner	
(NAME)	(NAME)	**104020C21000**
205 31st Ave N #210		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **OLEN M. BAILEY, JR., AS APPOINTED FOR ELIJAH GERSH ROIZMAN AND LUBA FELDMAN AND ZEN BARSHAK AND INNA TOLMATSKY AND JAKOV ROIZMAN AND CONGREGATION SHERITH ISRAEL AND JEWISH FAMILY SERVICE OF NASHVILLE AND MIDDLE TENNESSEE, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE MARLENE HAYS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 210 of Midtown Lofts, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Midtown Lofts Condominiums of record in Instrument Number 20050630-075478, amended in Instrument No. 20060921-0117372; Instrument No. 20061016-0128233; Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604,in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Boris Garber and wife, Maria Garber by Quitclaim deed from Boris Garber of record in Instrument No. 20101210-0098583 Register's Office for Davidson County, Tennessee, dated December 10, 2010 and recorded on December 10, 2010. Boris Garber having since died on March 20, 2015, leaving a Last Will and Testament, filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-717. Maria Garber having since died on March 20, 2015, leaving a Last Will and Testament, filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-541. Both said wills having devised said property to Dora Osternik, Luba Feldman, Zen Barshak, Inna Tolmatsky, Jakov Roizman, Elijah Gersh Roizman, Congregation Sherith Israel and Jewish Family Service. The said Dora Osternik having died intestate on March 27, 2015, leaving the said Luba Feldman as er sole heir at law as evidenced by the Affidavit of Heirship recorded simultaneously herewith. The said Elijah Gersh Roizman being a minor, the said Olen M. Bailey has been appointed Guardian as shown in Case No. 16P2022, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050616-0069146, Register's Office of Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Midtown Lofts

Condominiums of record in Instrument Number 20050630-075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument 200506290074567, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 200612200156805 and Instrument 20091118-0106226, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 31st Ave N #210, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 7th DAY OF FEBRUARY, 2018.

Elijah Gersh Roizman Guardianship

BY: _____ Guardian of the Property
Olen M. Bailey, Jr.
Guardian

_____
Luba Feldman by Charles C. Burridge,
Attorney-in-Fact

_____
Zen Barshak by Charles C. Burridge,
Attorney-in-Fact

_____
Inna Tolmatsky by Charles C. Burridge,
Attorney-in-Fact

_____
Jakov Roizman by Charles C. Burridge,
Attorney-in-Fact

Congregation Sherith Israel

BY: _____
Evan Rittenberg
Authorized Representative

Jewish Family Service of Nashville and Middle Tennessee, Inc.

BY: _____
Nan Speller
Vice President

BY: _____
Steve Lapidus
Treasurer

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SHELBY

Before me, the undersigned Notary Public, personally appeared OLEN M. BAILEY, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the GUARDIAN of ELIJAH GERSH ROIZMAN, A MINOR AS HIS DULY APPOINTED GUARDIAN, the within named bargainor, who executed the foregoing instrument, and who acknowledged the same to be his free act and deed of the said ELIJAH GERSH ROIZMAN, A MINOR.

Witness my hand and official seal, this the 7th of February, 2018.

_____
Notary Public
My Commission Expires: 8/29/2020
(SEAL)

PHYLLIS D. BARNETT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP 08-29-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES C. BURRIDGE, to me known (or proved to me on the basis of satisfactory evidnce) to be the person who executed the foregoing instrument in behalf of LUBA FELDMAN, ZEN BARSHAK, INNA TOLMATSKY and JAKOV ROIZMAN the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the same as the free act and deed of the said LUBA FELDMAN, ZEN BARSHAK, INNA TOLMATSKY and JAKOV ROIZMAN.

Witness my hand and official seal, this the 7th of February, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Elijah Gersh Roizman Guardianship

BY:_____
Olen M. Bailey, Jr.
Guardian

Luba Feldman by Charles C. Burridge, Attorney-in-fact
Luba Feldman by Charles C. Burridge, Attorney-in-fact
Attorney-in-Fact

Zen Barshak by Charles C. Burridge, Attorney-in-fact
Zen Barshak by Charles C. Burridge, Attorney-in-fact
Attorney-in-Fact

Inna Tolmatsky by Charles C. Burridge, Attorney-in-fact
Inna Tolmatsky by Charles C. Burridge, Attorney-in-fact
Attorney-in-Fact

Jakov Roizman by Charles C. Burridge, Attorney-in-fact
Jakov Roizman by Charles C. Burridge, Attorney-in-fact
Attorney-in-Fact

Congregation Sherith Israel

BY: Evan Rittenberg
Evan Rittenberg
Authorized Representative

Jewish Family Service of Nashville and Middle Tennessee, Inc.

BY: Nan Speller
Nan Speller
Vice President

BY: Steve Lapidus
Steve Lapidus
Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared OLEN M. BAILEY, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the GUARDIAN of ELIJAH GERSH ROIZMAN, A MINOR AS HIS DULY APPOINTED GUARDIAN, the within named bargainor, who executed the foregoing instrument, and who acknowledged the same to be his free act and deed of the said ELIJAH GERSH ROIZMAN, A MINOR.

Witness my hand and official seal, this the 7th of February, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES C. BURRIDGE, to me known (or proved to me on the basis of satisfactory evidnce) to be the person who executed the foregoing instrument in behalf of LUBA FELDMAN, ZEN BARSHAK, INNA TOLMATSKY and JAKOV ROIZMAN the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the same as the free act and deed of the said LUBA FELDMAN, ZEN BARSHAK, INNA TOLMATSKY and JAKOV ROIZMAN.

Witness my hand and official seal, this the 7th of February, 2018.

C. Loy Carney
Notary Public
My Commission Expires: _____
(SEAL)

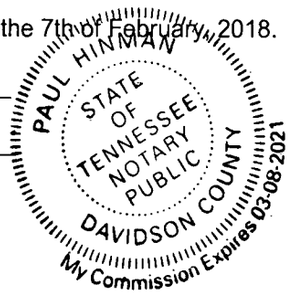
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EVAN RITTENBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED REPRESENTATIVE of CONGREGATION SHERITH ISRAEL, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal, this the 7th of February, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

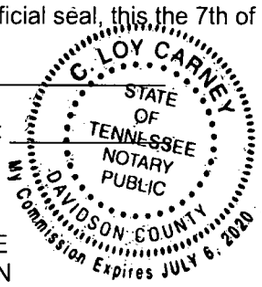


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared NAN SPELLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT of JEWISH FAMILY SERVICE OF NASHVILLE AND MIDDLE TENNESSEE, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT.

Witness my hand and official seal, this the 7th of February, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

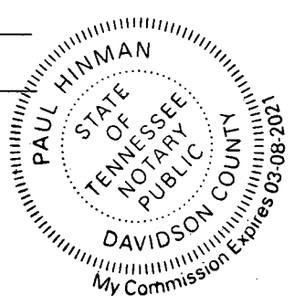


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared STEVE LAPIDUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TREASURER of JEWISH FAMILY SERVICE OF NASHVILLE AND MIDDLE TENNESSEE, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TREASURER.

Witness my hand and official seal, this the 7th of February, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212