THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180315236** Bill Garrett Davidson County Batch# 90535 DEEDWARR 05/09/2018 02:36:29 PM 2 pgs Fees: $13.00 Taxes: $10,283.22 20180509-0044605	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,779,250.00. Affiant Subscribed and sworn to before me, this 2nd day of May, 2018. Notary Public My Commission Expires: REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Legina Chaudoin, Trustee of the Tongueboy Trust, dated February 28, 2018 201 Lynnwood Blvd Nashville TN 37205	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 116-07-0-036.00

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, **Mark S. Goldfarb, Trustee of the Mark S. Goldfarb Revocable Trust Agreement dated December 09, 2009** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Legina Chaudoin, Trustee of the Tongueboy Trust, dated February 28, 2018**, ("Grantee"), its 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, being the southerly part of Lot No. 5 on the plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, Page 45, Register's Office for Davidson County, Tennessee, and part of an abandoned court lying immediately West of said lot, (said court being abandoned by agreement of record in Book 806, Page 76, said Register's Office), described together as follows:

Beginning on the westerly margin of Lynwood Boulevard at the corner of Lot Nos. 5 and 6; thence, with the line between said two lots, South 81 1/2° West 339 feet to the center of a 30 foot court, now abandoned; thence, with the center of said abandoned court northwardly 97 feet; thence North 74° 30' East 375.5 feet, more or less, to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly 138.78 feet, more or less, to the beginning.

Being the same property conveyed to Mark S. Goldfarb, Trustee of the Mark S. Goldfarb Revocable Trust Agreement dated December 09, 2009 by Quitclaim Deed from Mark S. Goldfarb of record in Instrument No. 20120926-0087478, Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on September 26, 2012.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 421, Page 45, Register's Office for Davidson County, Tennessee.

Easements of record in Book 806, Page 76, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20000526-0052738 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 201 Lynnwood Blvd Nashville 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 2nd day of May, 2018.

Mark S. Goldfarb, Trustee of the Mark S. Goldfarb Revocable Trust Agreement dated December 09, 2009

BY:_____

Mark S. Goldfarb, Trustee

STATE OF TENNESSEE

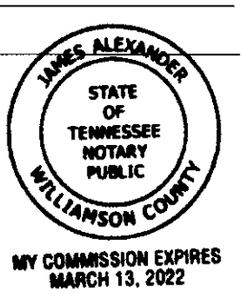
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARK S. GOLDFARB, TRUSTEE OF THE MARK S. GOLDFARB REVOCABLE TRUST AGREEMENT DATED DECEMBER 09, 2009, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of May, 2018.

Notary Public _____

My Commission Expires: _____



MY COMMISSION EXPIRES
MARCH 13, 2022