This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2144

Bill Garrett Davidson County
Batch# 97588 DEEDWARR
05/29/2018 11:00:18 AM 3 pgs
Fees: $18.00 Taxes: $880.60

20180529-0050849

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $238,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2018

Notary Public
My Commission Expires: July 6th 2020

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James S. Kramer, and Kari L. Katzman Kramer, Trustees of The James S. Kramer and Kari L. Katzman Kramer Revocable Living Trust 435 S. Beverwil Drive Beverly Hills, CA 90212	New Owner	182-06-0A-004.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tommy Wolosin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James S. Kramer, and Kari L. Katzman Kramer, as Trustees of The James S. Kramer and Kari L. Katzman Kramer Revocable Living Trust**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Old Hickory Hills, Section One, a Planned Unit Development, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tommy Wolosin, an unmarried individual, by Warranty Deed dated October 31, 2005 from James Brent West and Toni Ann West, husband and wife, recorded November 18, 2005, in Instrument Number 20051118-0139517, in the Official Records of Davidson County, Tennessee.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This Instrument executed on behalf of Tommy Wolosin ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument Number 20180529-0050848, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **7421 Maggie Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 25th day of May, 2018.

GRANTOR:

Tommy Wolosin by /. m /mm his Attorney-in-fact
Tommy Wolosin, by Christopher M. Corriveau, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Tommy Wolosin, ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 25th day of May, 2018.

Notary Public
My Commission expires: July 6, 2020

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

EXHIBIT "A"
TO Warranty Deed
From: Tommy Wolosin
To: James S. Kramer, and Kari L. Katzman Kramer, as Trustees of The James S. Kramer and Kari L. Katzman Kramer Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 25th day of May, 2018.

Notary Public
My Commission Expires: July 6, 2020

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020