Name and Address of New Owner:
Kaplan Family Partners, LLC
6255 Kirby Road
Harrison, Ohio 45030

Send Tax Bills To:
NEW OWNERS

This Instrument Prepared By:
Ernest D. Bennett III
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road
Suite 220
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 110178 DEEDWARR
06/28/2018 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20180628-0062579

Map & Parcel No: 105-10-0L-001.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason Landry and Amanda Landry, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kaplan Family Partners, LLC**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1810A of 1810 Elliott Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for 1810 Elliott Avenue Townhomes, of record in Instrument No. 20150430-0039053, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "C", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Landry and Amanda Brown, husband and wife by Deed dated January 8, 2016 from E3 Construction Services, LLC, recorded January 12, 2016, in Instrument Number 201601120002976, in the Official Records of Davidson County, Tennessee. The said Amanda Brown is now known as Amanda Landry.

This improved property is known as 1810A Elliott Avenue, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2018.

_____(SEAL)
Jason Landry,

Amanda Landry (SEAL)
Amanda Landry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2018, before me personally appeared Jason Landry and Amanda Landry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness ~~my~~ hand, at office, this 28th day of June, 2018.

_____
Notary Signature
My commission expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

AFFIDAVIT OF VALUE

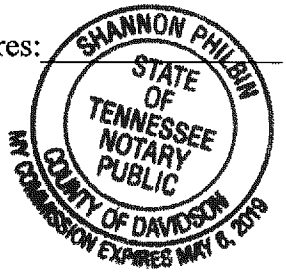
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $690,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of June, 2018.

Notary Public
My commission expires:
File No. 98-18



Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Ernest D. Bennett, III (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 7-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 7, 2020