WARRANTY DEED

Bill Garrett Davidson County
Batch# 133630 DEEDWARR
08/27/2018 10:21:08 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20180827-0084509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Chad Lautt, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-24-20

(AFFIX SEAL)

NICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2020

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Chad Lautt, Trustee	"Same"	116-04-0-026.00
(NAME) P.O. Box 23096	(NAME)	
(ADDRESS) Nashville, TN 37202-3096	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MARK DANIEL GARFINKEL AND SCOTT Z. GARFINKEL, AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO CHAD LAUTT, TRUSTEE OF THE TIP TOP TRUST, DATED OCTOBER 11, 2017, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being the northerly half of Lot No. 62 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

Said part of said lot fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200.0 feet to a dead line.

Being the same property conveyed to MARK DANIEL GARFINKEL AND SCOTT Z. GARFINKEL, AS TENANTS IN COMMON, by quitclaim deed from MARK DANIEL GARFINKEL AND SCOTT Z. GARFINKEL, CO-TRUSTEES OF THE FAMILY SHARE TRUST U/A OF RITA Z. GARFINKEL, of record in Instrument No. 20120216-0013873, dated February 16, 2012, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 173 A Kenner Avenue, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 17th day of August, 2018.

Mark Daniel Garfinkel
by Scott Z. Garfinkel, his attorney in fact
Mark Daniel Garfinkel
By: Scott Z. Garfinkel, his attorney-in-fact

Scott Z. Garfinkel
Scott Z. Garfinkel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

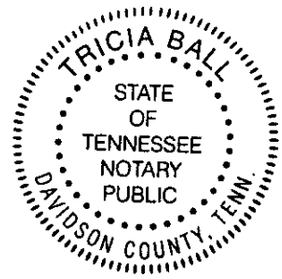
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Z. Garfinkel, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Mark Daniel Garfinkel as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Mark Daniel Garfinkel.

Witness my hand and official seal at Nashville, TN, this 17th day of August, 2018.

Tricia Ball
Notary Public

My Commission Expires:

9/7/24



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Z. Garfinkel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 16th day of August, 2018.

Tricia Ball
Notary Public

My Commission Expires:

9/7/24

