WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153241 **DEEDWARR**
10/22/2018 02:58:36 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20181022-0104648

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $485,000.00.

Affiant

Subscribed and sworn to me on 10/19/18.

Carmen Coats
NOTARY PUBLIC
My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Todd Gelfand, Trustee The Montrose Trust 1880 CENTURY PARK E. #1600 LOS ANGELES, CA 90067	The Montrose Trust 1880 Century Park E. #1600 Los Angeles, CA 90067	118-01-308.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Henrietta Martin, an unmarried woman, and Geraldine Martin, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Todd Gelfand, Trustee of The Montrose Trust, dated September 14, 2018, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 106 on the plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County.
>
> Said Lot No. 106 fronts 62.7 feet on the Northerly margin of Montrose Avenue and extends back 160 feet on the Easterly line and 160.2 feet on the Westerly line to a dead line in the rear, measuring 69.8 feet thereon.
>
> Being the same property conveyed by Quitclaim Deed from Henrietta Martin to Geraldine Martin, Henrietta Martin, and their heirs and assigns as recorded on the 30th day of April, 2018 in Instrument No. 20180430-0040162; Quitclaim Deed from Lucille Martin, Geraldine Martin and Henrietta Martin to Henrietta Martin as recorded on the 9th day of January, 2003 in Instrument No. 20030109-0004183 and Warranty Deed from Darryl L. Overton, unmarried to Lucille Martin, Geraldine Martin and Henrietta Martin as recorded on the 30th day of March, 1987 in Deed Book 7185, Page 474, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 928 Montrose Avenue, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 hand and official seal on 10/19/18.

Henrietta Martin

Henrietta Martin

Geraldine Martin

Geraldine Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/19/18, before me personally appeared Henrietta Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 10/19/18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/19/18, before me personally appeared Geraldine Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 10/19/18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY