Karen Johnson Davidson County
Batch# 225882 DEEDWARRSP
05/03/2019 03:50:30 PM 5 pgs
Fees: $28.00 Taxes: $2,756.50
20190503-0041786

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: () Title No.: 60230
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tudor Building Group GP, a Tennessee General Partnership 110 Windsor Drive Nashville, TN 37205	OWNER

TAX MAP PARCEL NUMBERS: 10505025500, 08313047700, and 09213034300

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$745,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, individually and as Fiduciary for the Heirs at Law of Sylvia Rose Barish: Arlene Newsome, Marla Burns, Bonnie Small, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, together with Dina Barish (beneficiary under the Will of David Barish) of record in Instrument No. 20190403-0030466, Register's Office for Davidson County,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tudor Building Group GP, a Tennessee General Partnership** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I: (0 Argyle Ave.) Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Bransford Realty Company's Resubdivision of the North Part of A.B. Hill's subdivision of the Plan lands, as of record in Book 421, page 77, Register's Office for Davidson County, Tennessee. Said Lot No. 38 fronts 40 feet on the southerly side of Argyle Avenue and runs back between parallel lines, 145 feet, more or less, to an alley.

TRACT II: (1506 Boscobel St.) Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of The Lindsley Home Place being part of Block "V" of record in Plan Book No. 2, page 92 Chancery Court at Nashville, Tennessee, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

TRACT III: (3503 Elkins Ave.) Land in Davidson County, Tennessee, being the westerly part of Lot No. 112 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said county described as follows: Beginning on the southerly margin of Elkins, formerly 2nd Avenue at the northwest corner of Lot No. 112, at the easterly margin of a 20 foot alley; thence with the southerly margin of Elkins Avenue eastwardly 50 feet; thence southerly 138 feet more or less, to the northerly margin of an alley; thence with the northerly margin of said alley, westwardly 40 feet to the easterly margin of another alley; thence with the easterly margin of said alley northwardly 136 feet to the point of beginning.

TRACT I: (0 Argyle Ave.) Being the same property conveyed to Sylvia Barish by Deed from Jas. E. Covington Clerk and Master of the Chancery Court, dated August 21, 1967 and recorded on August 28, 1967 of record in Book 4165, page 422, Register's Office for Davidson County, Tennessee. The said Sylvia Barish has since died. The said Sylvia Barish has since died. By Affidavit of Heirship in Instrument No. 20181213-0121430, corrected and supplemented by Affidavit of Scrivener's Error of record in Instrument No. 201812114-0121999, Register's Office for Davidson County, Tennessee, the following were established as the heirs-at-law of Sylvia Rose Barish: Arlene (Levitan) Newsome, Marla (Levitan) Burns, Bonnie (Magid) Small, Frances (Magid) Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, David Barish. By powers of attorney of record in Instrument No. 20190122-0006375, Instrument No. 20190122-0006372, Instrument No. 20190122-0006362, Instrument No. 20190122-0006368, Instrument No. 20190122-0006365, Instrument No. 20190122-0006371, Instrument No. 20190122-0006366, Instrument No. 20190122-0006374, Instrument No. 20190206-0011343, Instrument No. 20190122-0006367, Instrument No. 20190122-0006364, Instrument No. 20190122-0006363, said Register's Office, all heirs at law except David Barish and Rachel Melanie Cohen granted

Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish at the time of her death. By Order of record in Docket No. 18P1653 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, David S. Cohen was appointed Guardian for minor Rachel Melanie Cohen to receive and administer Minor's share of the Estate of Sylvia Rose Barish. By Order entered January 11, 2019, said Guardian was granted the right to sell Rachel Melanie Cohen's interest in said properties and to execute a limited power of attorney authorizing Bonnie Small to convey the properties on behalf of David S. Cohen as Guardian of Rachel Melanie Cohen. Said Power of Attorney is of record in Instrument No. 20190123-0006421, said Register's Office. David Barish, a citizen of Israel, died on December 17, 2018. By Order Admitting Foreign Will to Probate for Muniment of Title of record as Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee, Dina Barish was established as sole beneficiary of the estate of David Barish. By power of attorney of record in Inst. No. 20190404-0030621, Register's Office for Davidson County, Tennessee, Dina Barish granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish, at the time of her death.

TRACT II: (1506 Boscobel St.) Being the same property conveyed to Sylvia Barish by Final Decree Confirming Sale, dated May 11, 1976 and recorded on March 18, 2016 of record in Instrument No. 20160318-0025878, Register's Office for Davidson County, Tennessee. The said Sylvia Barish has since died. The said Sylvia Barish has since died. By Affidavit of Heirship in Instrument No. 20181213-0121430, corrected and supplemented by Affidavit of Scrivener's Error of record in Instrument No. 201812114-0121999, Register's Office for Davidson County, Tennessee, the following were established as the heirs-at-law of Sylvia Rose Barish: Arlene (Levitan) Newsome, Marla (Levitan) Burns, Bonnie (Magid) Small, Frances (Magid) Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, David Barish. By powers of attorney of record in Instrument No. 20190122-0006375, Instrument No. 20190122-0006372, Instrument No. 20190122-0006362, Instrument No. 20190122-0006368, Instrument No. 20190122-0006365, Instrument No. 20190122-0006371, Instrument No. 20190122-0006366, Instrument No. 20190122-0006374, Instrument No. 20190206-0011343, Instrument No. 20190122-0006367, Instrument No. 20190122-0006364, Instrument No. 20190122-0006363, said Register's Office, all heirs at law except David Barish and Rachel Melanie Cohen granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish at the time of her death. By Order of record in Docket No. 18P1653 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, David S. Cohen was appointed Guardian for minor Rachel Melanie Cohen to receive and administer Minor's share of the Estate of Sylvia Rose Barish. By Order entered January 11, 2019, said Guardian was granted the right to sell Rachel Melanie Cohen's interest in said properties and to execute a limited power of attorney authorizing Bonnie Small to convey the properties on behalf of David S. Cohen as Guardian of Rachel Melanie Cohen. Said Power of Attorney is of record in Instrument No. 20190123-0006421, said Register's Office. David Barish, a citizen of Israel, died on December 17, 2018. By Order Admitting Foreign Will to Probate for Muniment of Title of record as Inst. No. 20190403-0030466, Register's Office for Davidson County, Tennessee, Dina Barish was established as sole beneficiary of the estate of David Barish. By power of attorney of record in Inst. No. 20190404-0030621, Register's Office for Davidson County, Tennessee, Dina Barish granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish, at the time of her death.

TRACT III: (3503 Elkins Ave.) Being the same property conveyed to Al Barish and wife, Mollie Barish by Installment Deed from Dallas P. Lynch and wife, Clara Mai Lynch, dated December 14, 1970 and recorded on December 15, 1970 of record in Book 4466, page 783, Register's Office for Davidson County, Tennessee. The said Al Barish and Mollie Barish have since died, with Al Barish predeceasing Mollie Barish. The Last Will and Testament of Mollie Y. Barish of record in Will Book 236, page 154, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised all property to Sylvia Rose Barish. The said Sylvia Rose Barish has since died. The said Sylvia Barish has since died. By Affidavit of Heirship in Instrument No. 20181213-0121430, corrected and supplemented by Affidavit of Scrivener's Error of record in Instrument No. 201812114-0121999, Register's Office for Davidson County, Tennessee, the following were established as the heirs-at-law of Sylvia Rose Barish: Arlene (Levitan) Newsome, Marla (Levitan) Burns, Bonnie (Magid) Small, Frances (Magid) Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, David Barish. By powers of attorney of record in Instrument No. 20190122-0006375, Instrument No. 20190122-0006372, Instrument No. 20190122-0006362, Instrument No. 20190122-0006368, Instrument No. 20190122-0006365, Instrument No. 20190122-0006371, Instrument No. 20190122-0006366, Instrument No. 20190122-0006374, Instrument No. 20190206-0011343, Instrument No. 20190122-0006367, Instrument No. 20190122-0006364, Instrument No. 20190122-0006363, said Register's Office, all heirs at law except David Barish and Rachel Melanie Cohen granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish at the time of her death. By Order of record in Docket No. 18P1653 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, David S. Cohen was appointed Guardian for minor Rachel Melanie Cohen to receive and administer Minor's share of the Estate of Sylvia Rose Barish. By Order entered January 11, 2019, said Guardian was granted the right to sell Rachel Melanie Cohen's interest in said properties and to execute a limited power of attorney authorizing Bonnie Small to convey the properties on behalf of David S. Cohen as Guardian of Rachel Melanie Cohen. Said Power of Attorney is of record in Instrument No. 20190123-0006421, said Register's Office. David Barish, a citizen of Israel, died on December 17, 2018. By Order Admitting Foreign Will to Probate for Muniment of Title of record as Inst. No. 20190403-0030466, Register's Office for Davidson County, Tennessee, Dina Barish was established as sole beneficiary of the estate of David Barish. By power of attorney of record in Inst. No. 20190404-0030621, Register's Office for Davidson County, Tennessee, Dina Barish granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish, at the time of her death.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Tract I: (0 Argyle Ave.) All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 77, said Register's Office.

Tract II: (1506 Boscobel St.) All Matters shown on the Plan of record in Chancery Court Plan Book No. 2, page 92, said Register's Office.

Tract III: (3503 Elkins Ave.) The Plan, with Owner's Certificate, of record in Book 161, page 167, said Register's Office.

This is unimproved property, known as 3505 Elkins Avenue, Nashville, TN 37209 & 1506 Boscobel Street, Nashville, TN 37206 & 0 Argyle Avenue, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 2nd day of May, 2019.

Bonnie Small, individually

Constance Lapidus Simmons
By: Bonnie Small, Attorney-in-Fact

Bonnie Small, Administrator of the Estate of Sylvia Rose Barish

Steven Sloan
By: Bonnie Small, Attorney-in-Fact

Arlene Newsome
By: Bonnie Small, Attorney-in-Fact

David S. Cohen as Guardian for Rachel Cohen (minor child)
By: Bonnie Small, Attorney-in-Fact

Marla Burns
By: Bonnie Small, Attorney-in-Fact

Douglas Lapidus
By: Bonnie Small, Attorney-in-Fact

Frances Prince
By: Bonnie Small, Attorney-in-Fact

Susan Lapidus Katz
By: Bonnie Small, Attorney-in-Fact

Barbara Jaffe
By: Bonnie Small, Attorney-in-Fact

Jill H. Fondiller
By: Bonnie Small, Attorney-in-Fact

Madelon Jaffe Grill
By: Bonnie Small, Attorney-in-Fact

Stuart E. Morrison
By: Bonnie Small, Attorney-in-Fact

Sally Schwartz Alterman
By: Bonnie Small, Attorney-in-Fact

Dina Barish, Beneficiary under the Will of David Barish (who was an heir-at-law of Sylvia Rose Barish
By: Bonnie Small, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 2nd day of May, 2019, before me the undersigned authority, personally appeared **Bonnie Small, Administrator of The Estate of Sylvia Barish, and Bonnie Small, individually** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commis 11-08-2022

Notary

Special Deed Warranty Nashville BP WI - 12/92

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Bonnie Small,** 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 **Arlene Newsome, Marla Burns, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance Lapidus Simmons, Steven Sloan, David S. Cohen (Guardian for Rachel Cohen), Douglas Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, and Dina Barish**, as Administrator of the Estate of Sylvia Rose Barish, as Attorney-In-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May, 2019.

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $745,000.00.

Affiant

Sworn and subscribed before me this 2ND day of May, 2019.

Notary

My Commission Expires: 8/16/20

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)