PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Karen Johnson Davidson County
Batch# 229305 DEEDWARR
05/13/2019 03:17:44 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20190513-0044899

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60475
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Regal Homes Co. Attn: Steve Reigle 290 Ed Harris Road Ashland City, TN 37015	NEW OWNER

TAX MAP PARCEL NUMBERS: 08205009200, 08205009100, and 09213023600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$825,000.00**, 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 Attorney-In-Fact 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, Tennessee,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Regal Homes Co.** 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 3rd Ave. N.): Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of D.T. McGavock Addition, of record in book 21, page 7, Register's Office for said County, to which Plan reference is made for a complete description.

Tract II (1721 3rd Ave. N.): Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of D.T. McGavock Addition, of record in Book 21, page 7, Register's Office for said County, to which Plan reference is made for a complete description.

Tract III (3901 Nevada Ave.): Land in Davidson County, Tennessee, being lot No. 2 on the Plan of Resubdivision of the easterly 105 feet of Block 31, Charlotte Park 2nd Addition of record in Book 3106, page 128, Register's Office for said County, to which Plan reference is made for a complete description.

Tract I (0 3rd Ave. N.): Being the same property conveyed to Al Barish and wife, Mollie Barish, by Warranty Deed from Raymond L. Barrett, Clerk and master of the Chancery Court dated May 11, 1971 and recorded on May 28, 1971, of record in Book 4505, page 861, Register's Office for Davidson County, Tennessee, and by Final Decree Confirming Sale of record in Book 4793, page 121, said Register's Office. 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 of Davidson County, Tennessee, Probate Division, devised all property to Sylvia Rose Barish. The said Sylvia Rose 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. 20181214-0121999, 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 Instrument 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 (1721 3rd Ave. N.): Being the same property conveyed to Al Barish ad wife, Mollie Barish, by Warranty Deed from Jas. E. Covington, Clerk and Master of the Chancery Court dated July 29, 1968 and recorded on July 29, 1968, of record in Book 4254, page 873, 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 of Davidson County, Tennessee, Probate Division, devised all property to Sylvia Rose Barish. The said Sylvia Rose 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. 20181214-0121999, 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 Instrument 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 (3901 Nevada Ave.): Being the same property conveyed to Sylvia Barish by Warranty Deed from Rosie L. Baird dated January 22, 1968 and recorded on January 23, 1968 of record in Book 4206, page 488, Register's Office for Davidson County, Tennessee. The said Sylvia Rose 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. 20181214-0121999, 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 Instrument 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: Described according to (or by reference to) the recorded subdivision Plan.

Tracts I and II (0 3rd Ave. N. & 1721 3rd Ave. N.) : Subject to all matters shown on the Plan of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Tract III (3901 Nevada Ave.): Subject to all matters shown on the Plan of record in Book 3106, page 128, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 0 3rd Ave. N, Nashville, TN 37208, 1721 3rd Ave. N, Nashville, TN 37208, and 3901 Nevada Ave., Nashville, TN 37209

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 whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of May, 2019.

Bonnie Small, individually

Bonnie Small, Administrator of the Estate of Sylvia Rose Barish

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

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

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

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

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

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

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

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

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

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

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

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

Stuart E. Morrison
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 9th day of May, 2019, before me the undersigned authority, personally appeared **Bonnie Small, Administrator of The Estate of Sylvia Rose 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 Commission Expires 11-08-2022

Notary

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 9th 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: $825,000.00.

Affiant

Sworn and subscribed before me this 9th day of May, 2019.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022