BOX 10-A

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 251445 DEEDWARR
07/02/2019 10:02:29 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20190702-0064373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Barbara Lipschutz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF July, 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Expires Nov 5, 2019

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jay M. Lipschutz and Barbara L. Lipschutz | New Owner | |
| (NAME) | (NAME) | |
| 8168 Londonberry Road | | 141 15 0D 147.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (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, WE, **MARK S. FREEDMAN AND LESLIE J. KLEIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAY M. LIPSCHUTZ AND BARBARA L. LIPSCHUTZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of "Sheffield" on the Harpeth, Phase III-C of record in Book 7900, Page 591 amended in Book 9311, Page 192, Register's Office for said County, to which Plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Mark S. Freedman and Leslie J. Klein, husband and wife by Warranty Deed from Anthony C. Yuchnitz and spouse, Lynn W. Yuchnitz, recorded on the 9th day of September, 2011 in Instrument No. 20110909-0070013, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 8168 Londonberry Road, Nashville, TN 37221
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 1st day of July, 2019

MARK S. FREEDMAN, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

LESLIE J. KLEIN, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of July, 2019, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Mark S. Freedman and Leslie J. Klein and acknowledged that he executed the same as the free act and deed of Mark S. Freedman and Leslie J. Klein.

Witness my hand and official seal this 1st day of July, 2019.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May. 2 2022