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

Karen Johnson Davidson County
Batch# 267079 DEEDWARR
08/05/2019 02:41:45 PM 5 pgs
Fees: $28.00 Taxes: $777.00
20190805-0077601

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

W & I Ref: (DM) Title No.: 60453
Dav. Co. File: Box 8

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

TAX MAP PARCEL NUMBERS: 09114019600, 09114019700, and 09114019500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00**, 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 (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. 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**, have 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 Orlando Ave)
Land in Davidson County, Tennessee being part of lot No. 20 on the Map of C. C. Vernon Farm, of record in Book 161, page 164, Register's Office for said County, being Lot No. 5 on the Plan of West Nashville Realty Company's Subdivision of the J. W. Dotson Estate, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 2, 1946.

Said Lot No. 5 fronts 60 feet on the westerly margin of Orlando Avenue and runs back 165.0 feet on the northerly line and 158.0 feet on the southerly line to a line on the rear measuring 50 feet thereon.

TRACT II (233 Orlando Ave)
Land in Davidson County, Tennessee being part of lot No. 20 on the Map of C. C. Vernon Farm, of record in Book 161, page 164, Register's Office for said County, being Lot No. 6 on the Plan of West Nashville Realty Company's Subdivision of the J. W. Dotson Estate, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 2, 1946.

Said Lot No. 6 fronts 60 feet on the westerly margin of Orlando Avenue, and runs back 158.0 feet on the northerly line and 147.5 feet on the southerly line to a line in the rear measuring 63.4 feet thereon.

TRACT III (237 Orlando Ave)
Land in Davidson County, Tennessee being part of lot No. 20 on the Map of C. C. Vernon Farm, of record in Book 161, page 164, Register's Office for said County, being Lot No. 4 on the Plan of West Nashville Realty Company's Subdivision of the J. W. Dotson Estate, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 2, 1946.

Said Lot No. 4 fronts 70 feet on the westerly margin of Orlando Avenue and runs back 175.0 feet on the northerly line and 165.0 feet on the southerly line to a line on the rear measuring 45.4 feet thereon.

TRACT I (0 Orlando Ave) Being part of the same property conveyed to Al Barish and wife, Mollie Levitan Barish by Warranty Deed from Arthur B. Dotson, G. Porter Dotson and Louise Dotson White dated September 21, 1953 and recorded on October 9, 1953 of record in Book 2199, page 513, Register's Office for Davidson County, Tennessee. The said Al Barish has since died. By Quitclaim Deed dated January 3, 1996, recorded January 2, 1996, in Book 9907, page 146, Mollie Levitan Barish, a widow, conveyed her interest in subject property to Sylvia Barish. 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. 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 (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. 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 (233 Orlando Ave) Being part of the same property conveyed to Al Barish and wife, Mollie Levitan Barish by Warranty Deed from Arthur B. Dotson, G. Porter Dotson and Louise Dotson White dated September 21, 1953 and recorded on October 9, 1953 of record in Book 2199, page 513, Register's Office for Davidson County, Tennessee. The said Al Barish has since died. By Quitclaim Deeds of record in Book 9904, page 29, Book 9907, page 148 and Book 10742, page 836, said Register's Office, Mollie Levitan Barish conveyed her interest in subject property to Sylvia Barish. 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. 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 (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. 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 tocontract 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 (237 Orlando) Being part of the same property conveyed to Al Barish and wife, Mollie Levitan Barish by Warranty Deed from Arthur B. Dotson, G. Porter Dotson and Louise Dotson White dated September 21, 1953 and recorded on October 9, 1953 of record in Book 2199, page 513, Register's Office for Davidson County, Tennessee. The said Al Barish has since died. By Quitclaim Deed dated December 29, 1995, recorded December 29, 1995, of record in Book 9904, page 31, said Register's Office, Mollie Levitan Barish, a widow, conveyed her interest in subject property to Sylvia Barish. 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. 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 (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. 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 tocontract 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 for TRACTS I, II, AND III: The description is the same as that used in the last deed prior to this transaction.

TRACTS I, II, and III are conveyed subject to: All matters shown n the Plan of record in Book 161, page 164, said Register's Office; Agreement for the Dedication of Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Inst. No. 20140814-0073659 and Inst. No. 20140814-0073670, said Register's Office. **Additionally, TRACT II is conveyed subject to** the flow of a creek along the rear portion of the property.

This is unimproved property, known as 0/233/237 Orlando Avenue, 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 2nd day of August, 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 AIF
Sally Schwartz Alterman
By: Bonnie Small, Attorney-in-Fact

Constance (Connie) Lapidus Simmons by Bonnie Small AIF
Constance (Connie) Lapidus Simmons
By: Bonnie Small, Attorney-in-Fact

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

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

Douglas J. Lapidus by Bonnie Small AIF
Douglas J. Lapidus
By: Bonnie Small, Attorney-in-Fact

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

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

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

Dina Barish by Bonnie Small AIF
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 the 2nd day of August, 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 Public

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 (Connie) Lapidus Simmons, Steven Sloan, David S. Cohen (Guardian for Rachel Cohen), Douglas J. 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 August, 2019.

Notary Public

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

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: $210,000.00.

Affiant

Sworn and subscribed before me this 2nd day of August, 2019.

Notary

My Commission Expires:

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