Karen Johnson Davidson County
Batch# 334347 DEEDWARR
12/26/2019 10:15:26 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20191226-0132993

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2019

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Avriel Benjamin Kaplan 2082A Whitney Ave Nashville, TN 37210	same	106-13-3B-001.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie W Hurst, Trustee of The Bruce A Hurst Operating Irrevocable Investment Services Trust dated April 9th, 2019,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Avriel Benjamin Kaplan,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 2082 Whitney Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2082 Whitney Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20190315-0024075, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to James H. Watts, Jr. and wife, Wanda L. Watts, by Warranty Deed from Tom Myers dated September 18, 1963 of record in Book 3618, page 239, Register's Office for Davidson County. The said James H. Watts, Jr. having since died vesting fee simple title in the wife, Wanda L. Watts. Further, being part of the same property conveyed to The MC2 Group, Inc., a Tennessee corporation, by Warranty Deed from Wanda Watts dated October 26, 2018 of record as Instrument No. 20181106-0109841, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to The Bruce A. Hrust Operating Irrevocable Investment Services Trust, dated April 9, 2019 by Warranty Deed from The MC2 Group, Inc., a Tennessee corporation, dated April 25, 2019 of record as Instrument No. 20190513-0044883, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2082A Whitney Ave, Nashville, TN 37210

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 20th day of December, 2019.

The Bruce A hurst Operating Irrevocable
Investment Services Trust dated April 9th, 2019

By: _____
Julie W Hurst
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie W Hurst, Trustee of The Bruce A hurst Operating Irrevocable Investment Services Trust dated April 9th, 2019,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Trustee.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of December, 2019.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2019116459

