STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$156,000.00** (One Hundred Fifty Six Thousand).

AFFIANT

Subscribed to and sworn before me this 27th day of December, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023
(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 335947 **DEEDWARR**
12/30/2019 08:49:02 AM 2 pgs
Fees: $13.00 Taxes: $577.20

20191230-0134249

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joseph A. Nichols, Jr. 5160 Whites Creek Pike Whites Creek, TN 37189	**SAME AS NEW OWNER**	03000013400

WARRANTY DEED

FOR AND IN 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, I/WE, **ESTATE OF JAMES H. BORNSTEIN, A/K/A JAMES HARRY BORNSTEIN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSEPH A. NICHOLS, JR., UNMARRIED,** 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 TO WIT:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Vernon Gurley Subdivision, of record in Plat Book 5210, Page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Bornstein, unmarried, by deed from Michael E. Smith and Janice Smith and Christopher S. Smith and Angela Smith of record in Instrument No. 20030902-0126834, dated August 14, 2003 and recorded September 2, 2003, Register's Office for Davidson County, Tennessee. The said James H. Bornstein a/k/a James Harry Bornstein having since died testate on July 4, 2018. Pursuant to his Last Will and Testament filed as Docket No. 18P2094, Probate Court Clerk's Office for Davidson County, Tennessee, appointed his son, James M. Bornstein, as Executor and devised the property to James M. Bornstein.

Being also known as 5160 Whites Creek Pike, Whites Creek, Tennessee 37189.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **5160 WHITES CREEK PIKE** **WHITES CREEK, TN 37189**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 27th day of December, 2019

Estate of James Harry Bornstein

James M. Bornstein EXECUTOR
By: James M. Bornstein, Executor

James M. Bornstein INDIVIDUALLY
James M. Bornstein, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of December, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **James M. Bornstein**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and acknowledged himself as Executor of the Estate of James Harry Bornstein, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 27th of December, 2019.

Notary Public
My Commission expires:

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of December, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James M. Bornstein** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of December, 2019.

Notary Public

Commission Expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023