WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 765,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2020.

Notary Public

COMMISSION EXPIRES: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

(Affix Seal)

Karen Johnson Davidson County
Batch# 365002 DEEDWARR
02/28/2020 02:09:30 PM 2 pgs
Fees: $13.00 Taxes: $2,830.50
20200228-0022501

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Design Build, Inc.	Same As New Owner	115-12-0-040
(NAME)	(NAME)	
309 Westview Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I, **Dorothy W. Hirshberg, Trustee of Dorothy W. Hirshberg Revocable Trust dated November 5, 2008,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Design Build, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 1 on the Plan of the Re-subdivision, Lot 32, Section "D", West Meade Village, of record in Plat Book 4350, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

The above legal description corrects and supersedes the legal descriptions used in the following conveyances.

Being the same property conveyed to Dorothy W. Hirshberg and Charles S. Hirshberg, M.D., Trustees of the Dorothy W. Hirshberg Revocable Trust dated November 5, 2008, by Quitclaim Deed from Charles S. Hirshberg, M.D. and Dorothy Hirshberg, Trustees under the Charles S. Hirshberg, M.D. and Dorothy Hirshberg Joint Revocable Living Trust Agreement dated August 2, 1995, by Quitclaim Deed dated April 6, 2009 and recorded April 27, 2009 as Instrument No. 20090427-0037875, Register's Office for Davidson County, Tennessee.

Charles S. Hirshberg, M.D. died on January 9, 2020. The trustees are now Dorothy W. Hirshberg and Alan J. Hirshberg. The Trustess authorized Dorothery W. Hirshberg as Trustee to sign all documents necessary to sell said proeprty.

Being the same property conveyed to Charles S. Hirshberg, M.D. and Dorothy Hirshberg, Trustees U/A/D dated August 2, 1995, by Charles S. Hirshberg and Dorothy Hirshberg, individually, by Quitclaim Deed dated August 2, 1995 and recorded August 11, 1995 in Book 9760, page 428, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles S. Hirshberg and Dorothy Hirshberg by Herbert W. Lindahl and wife, Evelyn N. Lindahl, by Warranty Deed dated June 27, 1972 and recorded July 3, 1972 in Book 4615, page 567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 6051 Robin Hill Road Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town)(State) (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, successors 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, successors 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 our hands this 27th day of February 2020.

Dorothy W. Hirshberg, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Dorothy W. Hirshberg, Trustee of the Dorothy W. Hirshberg Revocable Trust dated November 5, 2008,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 27th day of February 2020.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 7, 2020