Karen Johnson Davidson County
Batch# 686576 DEEDWARRSP
07/29/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20210729-0102288

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$750,000.00**

× Louis Lipschutz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JULY, 2021.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MARTIN A. KOOPERMAN, ATTORNEY AT LAW, 603 WOODLAND ST., NASHVILLE, TN 37206**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **MONROE NASHVILLE LP**<br>**C/O STOLTZ MANAGEMENT** | **SAME** | **081-16-0-255.00** |
| (NAME)<br>**P.O. BOX 2087** | (NAME) | |
| (ADDRESS)<br>**BALA CYNWYD, PA 19004** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## ***SPECIAL WARRANTY DEED***

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LOUIS LIPSCHUTZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONROE NASHVILLE LP, A DELAWARE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being part of Lot No. 12 on D. T. McGavock's Subdivision, a plan of which is of record in Plan Book 1, page 33, Chancery Court at Nashville, Tennessee.

The part of Lot No. 12 herein conveyed begins at the intersection of the easterly line of 9th Avenue North (formerly McLemore Street) with the southerly line of Monroe Street and runs thence easterly with Monroe Street, 26 feet 6 inches to the northwest corner of that part of said Lot No. 12 conveyed to John E. and John W. Bainbridge by W. L. Bainbridge and wife by deed of record in Book 178, page 411, of the Register's Office for said County; running thence southerly, with the westerly line of said John E. and John W. Bainbridge lot, 150 feet to an alley in the rear; thence westerly, with the northerly margin of said alley, 27 feet 6 inches to 9th Avenue North (formerly McLemore Street); thence northerly, with the easterly margin of said 9th Avenue North (formerly McLemore Street), 150 feet to the point of beginning.

Being the same property conveyed to LOUIS LIPSCHUTZ AND WIFE, SYLVIA H. LIPSCHUTZ, by deed from JOSEPH L. PARKES AND WIFE, DOROTHY K. PARKES, of record in Book 4042, page 532, dated August 1, 1966, said Register's Office. Sylvia H. Lipschutz died March 20, 2012 leaving Louis Lipschutz as the surviving tenant by the entirety.

This conveyance is subject to matters shown on the Plan of record in Plan Book 1, Page 33, Chancery Court at Nashville, Tennessee; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **817 MONROE STREET, NASHVILLE, TN 37208**
(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 GRANTEE, its successors and assigns forever; and Grantor covenants with the said GRANTEE, that Grantor is 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; and that Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons **claiming by, through or under said GRANTOR, but not otherwise**. 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 28 day of July, 2021.

Louis Lipschutz

**LOUIS LIPSCHUTZ**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

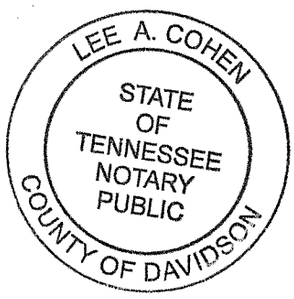
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Louis Lipschutz,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of July, 2021.

My Commission Expires: 5/2/2022

Lee A. Cohen

Notary Public



# Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/28/2021.
Date

Melissa Foster
Affiant Signature

7/28/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2021.

Brandy Gomaz
Notary's Signature

My Commission Expires: 5-5-25
Date

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY