WARRANTY DEED

After Recording Return:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

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8115 Isabella Ln., Suite 5
Brentwood, TN 37027

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

David Webber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/30/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Blair	Same as New Owner	Map 71-16
(NAME) 1400 Jewell Street	Davidson County DEEDWARR Recvd: 03/29/06 12:05 2 pgs Fees:13.00 Taxes:351.50	Parcel 129
(ADDRESS) Nashville, TN 37207	20060329-0035649	
(CITY) (STATE) (ZIP)	(CITY)	

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, **JON HAZELIP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN BLAIR,** HEREINAFTER CALLED THE GRANTEES, 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 the southerly parts of Lot Nos. 26, 27 and 28 on the map of T.I. Ward's Subdivision of Lots in Williams & Hayes Company's Belleview plan, as of record in Book 974, page 48, Register's Office for Davidson County, Tennessee.

Said parts of Lots front 70.4 feet on the westerly side of Jewel Street and run back 165.72 feet on the northerly side and 151.14 feet on the southerly line along the northerly margin of Crockett Street, to a dead line measuring 76.5 feet.

Being the same property conveyed to Jon Hazelip by deed from Ruby Phillips and Vernon Phillips, dated May 10, 2005, of record in Instrument No. 20050511-0053289, in the Register's Office for Davidson County, Tennessee.

This is investment property and has never been the marital residence of the Grantor herein.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 974, page 48, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1400 Jewell Street, Nashville, TN 37207
(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 GRANTEES, their heirs 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 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 1st day of March, 2006.

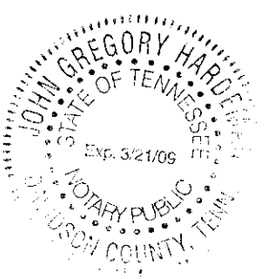
Jon Hazelip

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 Jon Hazelip, 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 Nashville, Tennessee this 1st day of March, 2006.

Commission expires:



Notary Public