WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/07 12:12 2 pgs
Fees:13.00 Taxes:4440.00
20070312-0030022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2007

Notary Public

MY COMMISSION EXPIRES 06/27/09

(AFFIX SEAL)

JACKIE LAMEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires Jun 27, 2009

THIS INSTRUMENT WAS PREPARED BY:
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brennon Fitzpatrick	SAME	Map 118.16 Parcel 071.00
(NAME)	(NAME)	
95 White Bridge Road #501		
(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, WE, Edmund Harvey and Jeffrey Harvey and Inez Harvey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brennon Fitzpatrick, Trustee of the 619 Norris Trust, 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 Lot No. 46, Section 3, Sidco Subdivision, as of record in Book 2663, page 41, Register's Office for said County dated July 14, 1987 by Jerry L. Morrow, Registered Land Surveyor, as follows:

Beginning at an iron pin, the Northwest corner of Lot 46 and being a corner common with Lot 45, Sidco, Section Two in the South right-of-way line of Norris Avenue, said pin being located in the centerline of railroad tracks, Easterly, 184.3 feet, more or less, from the East right-of-way return of Sidco Drive;

Thence with the South right-of-way line of Norris Avenue, South 87 deg. 21 min. 35 sec. East, 209.55 feet to an iron pin, the Northeast corner of Lot 46 common with Lot 53;

Thence with the West line of Lot 53, South 02 deg. 40 min. 00 sec. West 346.41 feet to an iron pin corner with Lot 2, Resubdivision of Lots 59 and 60, Sidco Subdivision; Section Three, in the West line of Lot 53 in the centerline of railroad tracks;

Thence with Lot 2 and the centerline of said tracks, North 65 deg. 06 min. 06 sec. West, 124.07 feet to an iron pin corner common with Lot 45, Sidco, Section Two, in the North line of Lot 2;

Thence with Lot 45, North 24 deg. 53 min. 54 sec. East 25.00 feet to an iron pin in the East line of Lot 45;

Thence continuing with Lot 45, North 50 deg. 03 min. 18 sec. East, 24.23 feet to an iron pin in the centerline of railroad tracks in the East line of Lot 45;

Thence continuing with Lot 45 and the centerline of railroad tracks, on a curve to the right, the radius of which is 478.34 feet, the central angle of which is 34 deg. 55 min. 11 sec., the chord of which is North 22 deg. 29 min. 07 sec. West; 287.04 feet, along the curve distance of 291.53 feet to the point of beginning.

Containing 49,672 square feet, (1.14 acres, more or less).

Being the same property conveyed to Martin D. Harvey and wife, Inez W. Harvey and Edmund Harvey and Jeffrey Harvey, as sole survivors, by Deed of J&S Partnership, a Tennessee general partnership, of record in Book 7907, page 632, said Register's Office, dated 08/01/89. The said Martin D. Harvey is since deceased and his interest vested in Inez W. Harvey, by operation of law as the surviving tenant by the entireties.

This conveyance is subject to: (1) 2007 Taxes constitute a lien against said property, but are not yet due and payable. Said taxes have been prorated with Grantor paying said prorata part thereof to Grantees who will be responsible for the payment of taxes when due and payable. (2) Exception and Reservation in favor of the United States of America of record in Book 2152, page 347, for and to the USA of "all uranium, thorium, and all other materials described pursuant to section 5(b) (1) of the Atomic Energy Act of 1946, said Register's Office. (3) Easement for use of sewage facilities of record in Book 2707, page 619, said Register's Office. (4) All matters appearing of record in Plat Book 2663, page 41, said Register's Office. (5) Rights of tenants in possession, as tenants only, under any unrecorded leases.

unimproved ☐

This is improved ☒ property, known as 619-621 Norris Avenue, Nashville, TN 37204

(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 our hands this 9th day of March, 2007.

Inez Harvey

Edmund Harvey

Jeffrey Harvey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Inez Harvey, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of March, 2007.

Commission expires: 06/27/09

Notary Public

JACKIE LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 27, 2009

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Edmund Harvey, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of March, 2007.

Commission expires: 06/27/09

Notary Public

JACKIE LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 27, 2009

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Jeffrey Harvey, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of March, 2007.

Commission expires: 06/27/09

Notary Public

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