WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/08 16:10 2 pgs
Fees:13.00 Taxes:1998.00
20080225-0018485

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2007.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebekah Korine, Harmony Korine, and Rachel Korine	NEW OWNER	104-16-0-295
(NAME)	(NAME)	
2405 Belmont Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, Roy C. Dano and wife, Kimberly R. Dano, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebekah Korine, married, Harmony Korine and wife, Rachel Korine 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:

TRACT 1:

Land in Davidson County, Tennessee, being the southern three (3) feet of the northerly one-half of Lot No. 177 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Plat Book 421, page 34, Register's Office for said County; said part of said lot being three (3) feet off the south side of the northerly one-half of Lot 177 and fronts three (3) feet on the west side of Belmont Boulevard, running back between parallel lines 175 feet, more or less, to an alley.

TRACT 2:

Land in Davidson County, Tennessee, being the southerly half of Lot 177 on the Belmont Land Company's Plan of Lots called Belmont Heights and of record in Plat Book 421, page 34, Register's Office for said County; said southerly half of Lot 177 fronts 53 feet on the west side of Belmont Boulevard and extends back on a south line with the north line of Lot 178, 175 feet to an alley, (thence) running with (said) alley northerly 45 feet to the southerly line of the northerly half of Lot No. 177; thence with said southerly line of north-half of Lot 177, 175 feet to Belmont Boulevard.

Being the same property conveyed to ROY C. DANO AND WIFE, KIMBERLY R. DANO, by deed from THERESA W. DOYLE, MARRIED, of record as Instrument No. 20011204-0132845, dated November 30, 2001, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 2405 Belmont Boulevard, Nashville, TN 37212
(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 31st day of December, 2007.

Roy C. Dano

Kimberly R. Dano

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy C. Dano and Kimberly R. Dano the within named the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 31st day of December, 2007.

Commission expires: 01/24/09

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212