WARRANTY DEED

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 05/05/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martee Johnston Harris	Same as new owner	093-11-0C-014.00 CO
(NAME)	(NAME)	
606 2nd Avenue, S.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	,	
(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, HALEY M. HAZLITT, MARRIED, F/K/A HALEY MCLEMORE, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MARTEE JOHNSTON HARRIS AND TYLER JOHNSTON HARRIS, JOINT TENTANTS WITH RIGHTS OF SURVIVORSHIP, 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 Unit No. 14 on the Plan of Rutledge House Condominiums, of record in Plat Book 11700, page 26, as amended in Plat Book 6200, page 318, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to HALEY MCLEMORE, by deed from RUTLEDGE HOUSE, LTD, of record as Instrument No. 20000424-0039945, dated April 14, 2000, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan of Rutledge House Condominiums, of record in Plat Book 11700, page 26, an amended in Plat Book 6200, page 318, Register's Office for said county; and any and all restrictions and easements of record.

This is investment property and has never been the primary residence of Van Hazlitt, spouse of Haley M. Hazlitt.

BILL GARRETT, Davidson County
Trans:T20130086417 DEEDWARR
Recvd: 10/07/13 09:20 2 pgs
Fees:13.00 Taxes:429.20

20131007-0104904

unimproved ☐

This is improved ☒ property, known as 606 2nd Avenue, S., Nashville, TN 37210

(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 30th day of September, 2013.

Haley M. Hazlitt
By: [signature] attorney-in-fact

Haley M. Hazlitt, f/k/a Haley McLemore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Haley M. Hazlitt, f/k/a Haley McLemore, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Haley M. Hazlitt, f/k/a Haley McLemore.

Witness my hand and official seal at office, this 30th day of September 2013

Melissa D. Harris
Notary Public

My Commission Expires: 05/05/15

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015