WARRANTY DEED

JTG-13-1000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,028.52

Affiant

Subscribed and sworn to before me, this 18th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-20-14

(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian Jobe	Julian Jobe	
1000 11th Avenue North (ADDRESS)	(NAME) 1000 11th Avenue North (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	081-16-0-599.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES A. HALL, UNMARRIED MAN,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIAN JOBE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS LOT NO. 20 AND 21 ON THE PLAN OF B.W. HALL'S ADDITION TO NORTH NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 17, PAGE 261, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT THE NORTHEAST CORNER OF ELEVENTH AVENUE NORTH, FORMERLY CUMBERLAND STREET AND JACKSON STREET; THENCE NORTHWARDLY ALONG THE EAST SIDE OF ELEVENTH AVENUE NORTH 42 FEET; THENCE EASTWARDLY PARALLEL TO JACKSON STREET, 100 FEET; THENCE SOUTHWARDLY PARALLEL TO ELEVENTH AVENUE NORTH AND WITH THE EASTERLY LINE OF SAID LOTS NO. 20 AND 21, 42 FEET TO JACKSON STREET; THENCE WESTWARDLY WITH THE NORTHERLY MARGIN OF JACKSON STREET, 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. HALL BY DEED FROM METROPOLITAN DEVELOPMENT & HOUSING AGENCY OF RECORD AT INSTRUMENT NO. 20021217-0155471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 25, 2002 AND RECORDED ON DECEMBER 17, 2002.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 17, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1000 11th Avenue North, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130090547 DEEDWARR
Recvd: 10/21/13 16:03 2 pgs
Fees:13.00 Taxes:314.61

20131021-0109842

Witness my/our hand(s) this 18th day of October, 2013.

James A. Hall

James A. Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Hall, the within named bargainor, 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, this the 18th day of October, 2013.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903