WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

BILL GARRETT, Davidson County
Trans:T20130106375 DEEDWARR
Recvd: 12/23/13 10:03 5 pgs
Fees:28.00 Taxes:44.40

20131223-0129055

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Harris	Frank Harris	044-14-O-048.00
(NAME)	(NAME)	
110 Mt Vernon Drive	110 Mt Vernon Drive	& 04410000200
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Ferrell Realty, L.L.C.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Frank Harris**, hereinafter called the GRANTEE(S), their heirs and/or 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. 92, on the plan of Section I, Rolling Green Subdivision, as shown on plat of record in Plan Book 1424, Pages 75 and 76, Register's Office for said County, to which reference is hereby made for a more complete description. .

Being part of the same property conveyed to C.L. Ferrell and wife, Pauline Ferrell by Warranty Deed dated 01/21/1956 from F.E. Smith, Jr. and wife, Edna B. Smith of record in Book 2737, Page 197, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Ferrell Realty, L.L.C. by Quit Claim Deed dated from Paul M. Ferrell, William C. Ferrell, Claude L. Ferrell, Jr. and Laura M. Beard of record in Book 10409, Page 295, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 1424, Page 75, Plan Book 1424, Page 76, said Register's Office.
All matters set out in document including but not limited to restrictions and easements of record in Book 2154, Page 379, as amended of record in Book 2447, Page 151, said Register's Office.Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 700 Fowler Street, Old Hickory, TN 37138

(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/or 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/or 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 16th day of December, 2013.

FERRELL REALTY, L.L.C.

Paul M. Ferrell

Paul M. Ferrell
Manager

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul M. Ferrell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Paul M. Ferrell, as such Manager.

Witness my hand and official seal this 16th day of December, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

AMENDING THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY CLOSING, VACATING AND ABANDONING THAT PORTION OF DONELSON AVENUE EXTENDING BETWEEN FOWLER STREET AND THE TENNESSEE CENTRAL RAILWAY.

WHEREAS, the owners of the properties abutting either side of Donelson Avenue, west of Fowler Street, have jointly requested the closure thereof;

WHEREAS, there are certain improvements contemplated which necessitate the closure of said portion of Donelson Avenue;

WHEREAS, there is no need for said street dedication for future street purposes:

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. That the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, as enacted by Council Bill No. 65-539, be and is hereby amended, as follows:

That that portion of Donelson Avenue extending from Fowler Street westwardly to the easterly margin of the Tennessee Central Railway be and is hereby closed, vacated and abandoned.

SECTION 2. BE IT FURTHER ENACTED, That easements are herein retained by the Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies, operating under franchise from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances, and the doing of any and all things necessary and incidental thereto.

SECTION 3. BE IT FURTHER ENACTED, That in the event there is proposed any construction over and above said existing utilities that said construction shall be done in accordance with the requirements and approval of the Director of Public Works and/or Director of the Department of Water and Sewerage Services.

SECTION 4. BE IT FURTHER ENACTED, That the Director of the Department of Public Works be and is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on said Map as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

SECTION 5. BE IT FURTHER ENACTED, That this ordinance take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

PPROVED BY THE METROPOLITAN
LANNING COMMISSION.

ATE: JANUARY 26, 1966

James A. Neeb
XECUTIVE DIRECTOR & SECRETARY

Introduced by:

H. C. Warden
MEMBER OF THE METROPOLITAN COUNCIL

APPROVED AS TO FORM AND LEGALITY:

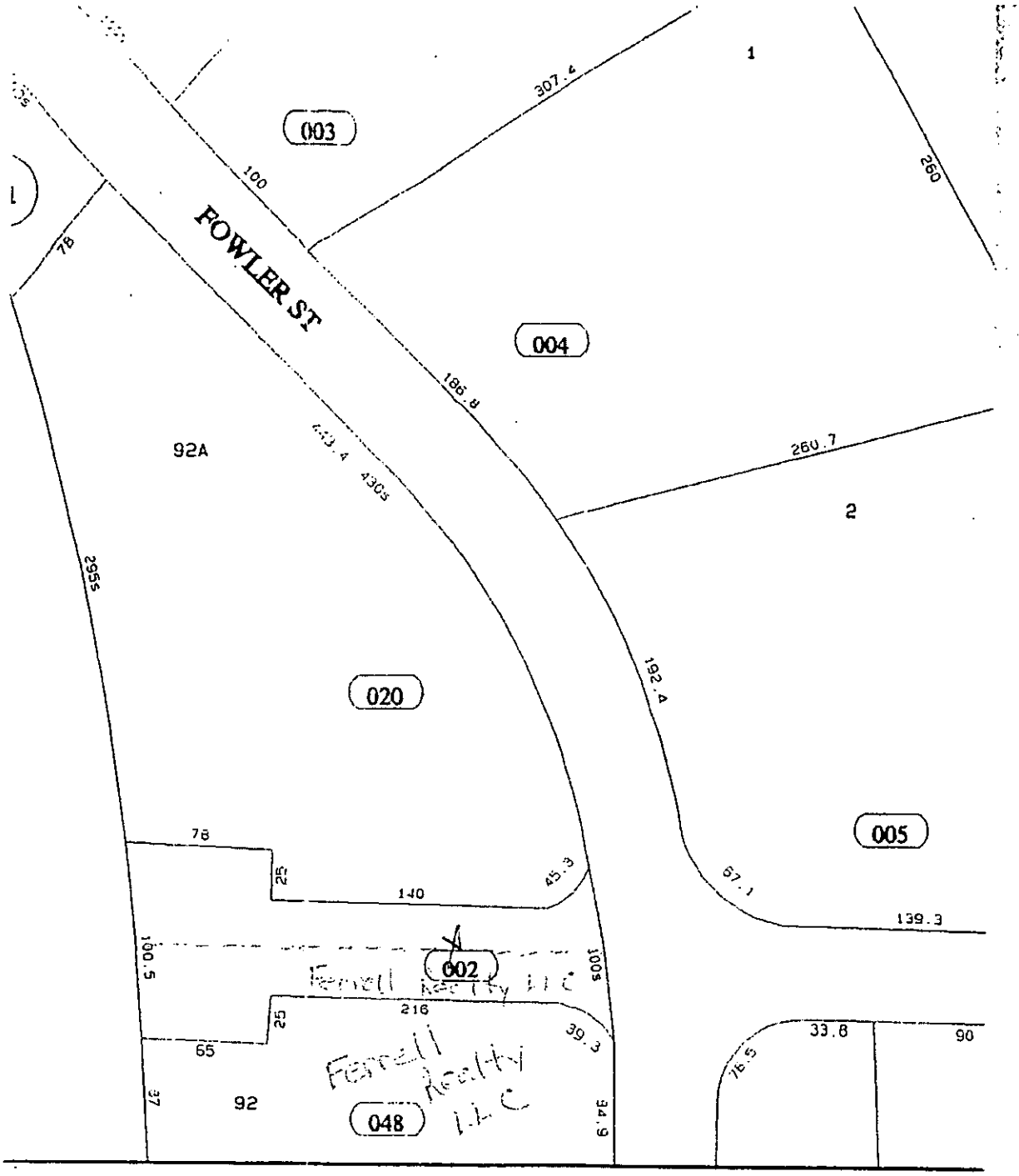
Neill S. Brown
Metropolitan Attorney

James C. Dale III
Assistant Metropolitan Attorney

APPROVED:

Karl B. Stallings
Karl B. Stallings,
Director of Public Works

R. L. Lawrence
R. L. Lawrence, Jr., Director
Water & Sewerage Services
(Approved as to water and



MAP 44 - 10 002

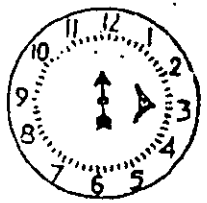
ECTION

ENNESSEE

400 500

Property line
Original lot line
Assessment line
ROW
USD/GSD Line
Corporation Line
County Line

FEB 3 '66 PM



METROPOLITAN

METROPOLITAN COUNTY COUNCIL

Bill No. 66-782

AMENDING THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY CLOSING, VACATING AND ABANDONING THAT PORTION OF DONELSON AVENUE EXTENDING BETWEEN FOWLER STREET AND THE TENNESSEE CENTRAL RAILWAY.

The within bill approved as to form and legality.

Metropolitan Attorney.

Introduced FEB 15 1966

Passed first Reading FEB 15 1966

Referred to Planning Committee

Amended _____

Passed second Reading MAR 1 1966

Referred to _____

Passed third Reading MAR 15 1966

Approved MAR 17 1966

By Beverly Briley
Metropolitan Mayor

Departments Notified _____

Advertised _____

Form-01