WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140007241 DEEDWARR
Recvd: 01/31/14 09:46 2 pgs
Fees:13.00 Taxes:610.50
20140131-0008723

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~February 22, 2016.~~ 3-8-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Lee	Pinnacle Bank	81-16-0-681
(NAME)	(NAME)	
925 Phillips Street	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37201	
(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, **Christopher Lee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger L. Lee, an unmarried man**, 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 the westerly 16 2/3 feet of lot No. 11 and the Easterly 16 2/3 feet of Lot No. 12 in Spain's Subdivision of Lot No. 180 of the John McNairy Mansion House Tract, a plan of said Subdivision not being of record, a plan of said Mansion House Tract is of record on the front fly leaf of Book No. 9 said Register's Office. Said part of Lots Nos. 11 and 12 together front 33 1/3 feet on the southerly side of Phillips, formerly Haslam Street and runs back between parallel lines 129 feet more or less to an alley,

Being the same property conveyed to Christopher Lee by Special Warranty Deed from The Bank of New York Company, N.A. as successor to JPMorgan Chase Bank N.A., as Trustee, dated March 5, 2007 and filed for record as Instrument No. 20070402-0039352 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters of record in Instrument No. 20070402-0039352 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current year's taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 925 Phillips Street, Nashville, TN 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 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 my hand this 29th day of January, 2014.

Christopher Lee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Christopher Lee the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2014.

Commission expires: ~~February 22, 2016~~ 3-8-16

~~Judith C. Jacobs~~ Jonathan T. Jacobs Notary Public

