Davidson County DEEDWARR Recvd: 02/28/14 15:30 4 pgs Fees:23.00 Taxes:333.00 **20140228-0017533**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 90,000.00 Affiant Subscribed and sworn to before me, this 25th day of February, 2014. Notary Public My commission expires: 8-10-14

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEFF ZEITLIN	Same	**08313013600**
4301 Hillsboro Rd ~~1114 LILLIAN STREET~~		
NASHVILLE, TN ~~37206~~ 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

EARLY JOHNSON, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFF ZEITLIN

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 6 feet 8 inches of Lot No. 125 and the easterly 26 feet 8 inches on Lot 126 on the Plan of East Edgefield addition, as a record in Book 21, page 147, Register's Office for said County.

Said parts of Lots Nos. 125 and 126 front together 33-1/3 feet on the southerly side of Lillian, formerly Walnut or Hickory Street, and extend back between parallel lines, 170 feet to an alley, together with an easement to a well and free use of water therein situated on the line of the property adjacent to the above described tract of land.

BEING THE SAME PROPERTY CONVEYED TO EARLY JOHNSON BY QUITCLAIM DEED FROM JONI WELLS DATED 05/12/2013 AND RECORDED ON 07/15/2013 IN INSTRUMENT NUMBER 20130715-0073048 SAID REGISTER'S OFFICE SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED TO JONI WELLS BY QUITCLAIM DEED FROM EARLY JOHNSON DATED 05/01/2013 AND RECORDED ON 05/01/2013 IN INSTRUMENT NUMBER 20130501-0043907 SAID REGISTER'S OFFICE SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED TO EARLY JOHNSON BY QUITCLAIM DEED FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE DATED 03/27/2013 AND RECORDED ON 04/01/2013 IN INSTRUMENT NUMBER 20130401-0031222 SAID REGISTER'S OFFICE SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY FINAL DECREE CONFIRMING SALE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, DATED 11/12/2002 AND RECORDED ON 03/09/2005 IN INSTRUMENT NUMBER 20050309-0026278 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

SEE ATTACHED

All easements, restrictive covenants and conditions and other matters of record affecting title to the property, if any, as shown on the plat of record.

This is improved (__X__) unimproved (_____) property known as 1114 LILLIAN STREET, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 25th day of February, 2014.

EARLY JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, EARLY JOHNSON, the within named Grantor(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, at office, this 25th day of February, 2014.

Notary Public

My Commission Expires: 7-24-17

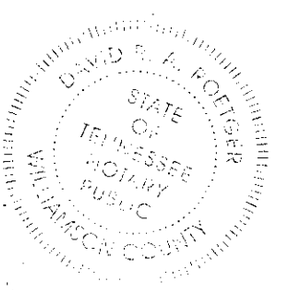


EXHIBIT A

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. 2014 property taxes are a lien but are not yet due and payable.
2. Subject to any and all visible easements which are on or across the property.
3. Subject to any and all building and zoning regulations of the City, County and/or State.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 21, Page 147, said Register's Office.

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

