WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

Y-BR-14-1900

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda North	New Owner	
(NAME)	(NAME)	**83-14-154.00**
1900 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ALISON LYNCH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMANDA NORTH, UNMARRIED** 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, located in the City of Nashville, being Lot No. 58 and the Westerly 7-1/2 of Lot 57 of Block C on The Map of Priest Home Place, as of record in Book 161, Page 102, said Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 57-1/2 feet on the South side of Russell Street and run back between parallel lines along the Easterly margin of 19th Street, 160 feet to an alley.

Being the same property conveyed to Alison Lynch by Warranty Deed from Sheri A. Selph, recorded on the 19th day of July, 2011 in Instrument No. 20110719-0055041, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of of record in Plat Book 161, Page(s) 102;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Russell Street, Nashville, Tennessee 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 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:T20140037375 DEEDWARR
Recvd: 05/29/14 09:57 2 pgs
Fees:13.00 Taxes:649.35
20140529-0046048

Witness my/our hand(s) this the 23rd DAY OF MAY, 2014.

Alison Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISON LYNCH, 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 23rd of May, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212