26309-4
Box 14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140058449 DEEDWARR Recvd: 08/11/14 08:50 2 pgs Fees:13.00 Taxes:1239.50 20140811-0071899	The actual consideration or value, whichever is greater, for this transfer is **$335,000.00.** Laura C. Hysmith Affiant Subscribed and sworn to before me, this the 7th day of August, 2014. Notary Public My commission expires: (AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Laura C. Hysmith	**New Owner**	**Map 105-13-0, Parcel 257.00**
1005 Lawrence Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nathan R. Hysmith, a married man

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

Laura C. Hysmith, a married woman

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 part of Lot Nos. 44 and 45 on the Plan of Duckworths Addition to Nashville, of record in Book 57, page 83, Register's Office for Davidson County, Tennessee, and described according to a disposition survey prepared by Barge, Waggoner, Sumner & Cannon, dated July 23, 1974, as follows:

Beginning at a point in the southerly margin of Lawrence Avenue, being the northeasterly corner of the herein described tract; thence leaving said Avenue South 2 deg. 21' West, 100.00 feet to a point in the northerly line of Lot 43; thence with said line North 84 deg. 57' West, 60.00 feet to a point in the easterly margin of Alley No. 648-A; thence with said Alley North 2 deg. 21' East, 100.00 feet to a point in the southerly margin of Lawrence Avenue; thence with said Avenue South 84 deg. 57' East, 60.00 feet to the point of beginning.

Being the same property conveyed to Ben Weprin, Amzie Williams and Nathan Hysmith, as joint tenants in common by Deed from Henry Hill and wife, Mary E. Hill, dated July 19, 2005, of record in Instrument No. 20050722-0085758, Register's Office for Davidson County, Tennessee. The property was further conveyed to WWH Properties, a Tennessee General Partnership by Quitclaim Deed from Benjamin J. Weprin, Amzie Williams and Nathan Hysmith, as joint tenants in common, dated July 19, 2005, of record in Instrument No. 20050722-0085760 and re-recorded in Instrument No. 20050913-0110276, said Register's Office. The property was further conveyed to Nathan R. Hysmith by Quitclaim Deed from WWH Properties, a Tennessee General Partnership, dated March 12, 2010, of record in Instrument No. 20100412-0027469, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:
(1) The Plan of record in Book 57, Page 83, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants, Conditions and Agreements as set out in Deed of record in Book 5076, Page 77, Register's Office for Davidson County, Tennessee.
(3) Taxes for 2014 County and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee.

This is improved (_X__) Unimproved (____) property, known as **1005 Lawrence Avenue, Nashville, TN 37204**

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 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/our hand(s) this **7th** day of **August, 2014.**

Nathan R. Hysmith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nathan R. Hysmith,** the within named seller, 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 **7th** day of **August, 2014.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017