THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112303** BILL GARRETT, Davidson County Trans:T20140084755 DEEDWARR Recvd: 11/10/14 10:32 2 pgs Fees:13.00 Taxes:851.00 20141110-0103502	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Julia H. Owens Affiant Subscribed and sworn to before me, this 7th day of November, 2014. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner: Micah Lacher and David Dorris 2002 Richard Jones Road Suite 208C Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-05-65.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julia H. Owens, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Micah Lacher, unmarried and David Dorris, married, as joint tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the South 54 feet of Lot No. 61 on the Map of O.B. Hayes Plan of Large Lots called "Rokeby" of record in Book 21, Page 87, R.O.D.C., and described according to a copy of a survey made by Geo. W. Watkins, Surveyor, February 29, 1956, as follows:

Beginning at a point in the West margin of 15th Avenue South at the corner of Lots Nos. 61 and 65; thence with the line between said lots, Westerly 156.5 feet to a point in the East margin of an alley; thence with the margin of said alley, Northerly 54 feet to a point; thence Easterly 155 feet, more or less, to the West margin of 15th Avenue South; thence with the margin of the same, Southerly 54 feet to the point of beginning.

Being the same property conveyed to Julia H. Owens, an unmarried person by Warranty Deed from Talton Williams and wife, Araminta Williams and Phillip W. Minor and wife, Vema S. Minor, recorded on the 2nd day of April, 1993 in Deed Book 8905, Page 287, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES PLAN, as recorded in Plat Book 21, Page(s) 87.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2498, Page 277 and Book 1512, Page 564 .

This is improved property located at 1709 15th Avenue South Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of November, 2014.

Julia H. Owens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julia H. Owens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2014.

Notary Public

My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015