THIS INSTRUMENT WAS PREPARED BY & Return to	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00. CR Affiant
BILL GARRETT, Davidson County Trans:T20140088901 DEEDWARR Recvd: 11/25/14 13:47 2 pgs Fees:13.00 Taxes:1165.50 20141125-0108763	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November, 2014 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Connor M. Blair		
2231 Blair Blvd.	New Owner	104-15-163.00
Nashville, TN 37212		
(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, **James C. Dishman and Esther June Dishman, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connor M. Blair, 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 easterly 34 feet of Lot No. 96 and the westerly 16 feet of Lot No. 97 on the Map of Sunset Park Subdivision, of record in Book 332, Page 132, and described according to a loan survey by Hal R. Swann, Jr., Surveyor, March 28, 1959, as follows:

BEGINNING at a point in the southerly margin of Blair Boulevard, 166 feet more or less east of the easterly margin of 25th Avenue South; thence southerly and parallel to said avenue 160.5 feet more or less to a point; thence westerly along the southerly margin of Lot No. 96, 34 feet to the rear corner of Lots 96 and 97; thence continuing westerly along the rear line of Lot No. 97, 16 feet to a point; thence northerly and parallel to the easterly margin of 25th Avenue South 27.5 feet more or less to a point; thence westerly and parallel to the southerly margin of Blair Boulevard 4.5 feet to a point; thence northerly and parallel to easterly margin of 25th Avenue South 18.5 feet to a point; thence easterly and parallel to the southerly margin of Blair Blvd. 4.5 feet to a point; thence northerly parallel with the easterly margin of 25th Avenue South 114.5 feet to the southerly margin of Blair Boulevard; thence westerly and parallel to margin of said Boulevard 50 feet to the point of beginning.

Being the same property conveyed to James C. Dishman and wife, Esther June Dishman by Quitclaim Deed from James C. Dishman, of record in Book 11497, Page 294, Register's Office for Davidson County, Tennessee, dated May 27, 1999 and recorded on May 27, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2231 Blair Blvd., Nashville, TN 37212.**

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 our hands this the 24th day of November, 2014.

James C. Dishman

Esther June Dishman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James C. Dishman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of November, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Esther June Dishman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of November, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public