Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022700 DEEDWARR
Recvd: 03/27/15 15:51 8 pgs
Fees:43.00 Taxes:7955.00
20150327-0026782

R-VRES-14-2616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

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)
Eric Klindt	New Owner	
(NAME)	(NAME)	**117-04-0-125.00**
2616 Belmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 **DREAMINC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ERIC KLINDT, UNMARRIED MAN,** 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:

TRACT 1:
Land in Davidson County, Tennessee, being Lot Nos. 5 and 6 on the Plan of Victoria Place, of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 97.5 feet, more or less, on the Easterly side of Belmont Boulevard and run back between lines with the Northerly margin of Dallas Avenue, 160 feet, more or less, to an alley.

TRACT 2:
HALF OF THE PORTION OF ALLEY NO. 968 RIGHT-OF-WAY AND EASEMENT ABANDONED AND CLOSED BY METRO COUNCIL ORDINANCE BL2013-530 NORT OF AND ADJACENT TO LOT 6, VICTORIA PLACE OF RECORD IN BOOK 332, PAGE 10 R.O.D.C., TN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF BELMONT BOULEVARD, SAID POINT BEING THE NORTHWEST CORNER OF LOT 6, VICTORIA PLACE (BOOK 332, PAGE 10 R.O.D.C., TN); THENCE WITH SAID EASTERLY MARGIN N 09°40'37" E 6 FEET TO A POINT IN THE CENTER OF ALLEY NO. 968 ABANONED AND CLOSED BY COUNCIL ORDINANCE NO. BL2013-530; THENCE WITH THE CENTER OF SAID CLOSED ALLEY S 81°27'36" E 158.82 FEET TO A POINT; THENCE S 09°08'30" W 6 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE WITH THE NORTHERLY LINE OF SAID LOT 6 N 81°27'36" W 158.87 FEET TO THE POINT OF BEGINNING.

As to Tract 1:
Being the same property conveyed to DreamInc. by Warranty Deed from Martko-Azalea, LLC, a Georgia limited liability company, of record in Instrument No. 20120515-0041759, Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on May 15, 2012.

As to Tract 2:
Being a portion of alley # 968, of record in Ordinance BL2013-530 (attached herewith and marked Exhibit "A"), Davidson County Clerk's Office, Tennessee.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2616 Belmont Blvd, Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 20th DAY OF MARCH, 2015.

Dreaminc.

BY: _____
Joseph Kovalick, II
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH KOVALICK, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of DREAMINC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 20th of March, 2015.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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

Exhibit "A"

ORDINANCE NO. BL2013-530

An ordinance to amend the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County by abandoning a portion of Alley No. 968 right-of-way and easement (Proposal No. 2013M-011AB-001).

WHEREAS, it is the desire of all the abutting property owners that said abandonment be accomplished; and

WHEREAS, the closure has been requested by DreamInc.; and

WHEREAS, there is no future need for said Alley No. 968 right-of-way for Metropolitan Government of Nashville and Davidson County purposes.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the Official Street and Alley Acceptance and Maintenance Map for The Metropolitan Government of Nashville and Davidson County, as enacted by Ordinance No. 2012-323 be and hereby is amended, as follows:

Alley No. 968, from Belmont Boulevard eastward to the northeast corner of Parcel 125 on Map 117-4, all of which is more particularly described by lines, words and figures on the sketch which is attached to and made a part of this Ordinance as though copied herein, is hereby abandoned.

Section 2. That said right-of-way, including all utility easements within it, are herein abandoned.

Section 3. That the Director of the Department of Public Works be and hereby is authorized and directed, upon the enactment and approval of this Ordinance, to cause said change to be made on said Map as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory Ordinance.

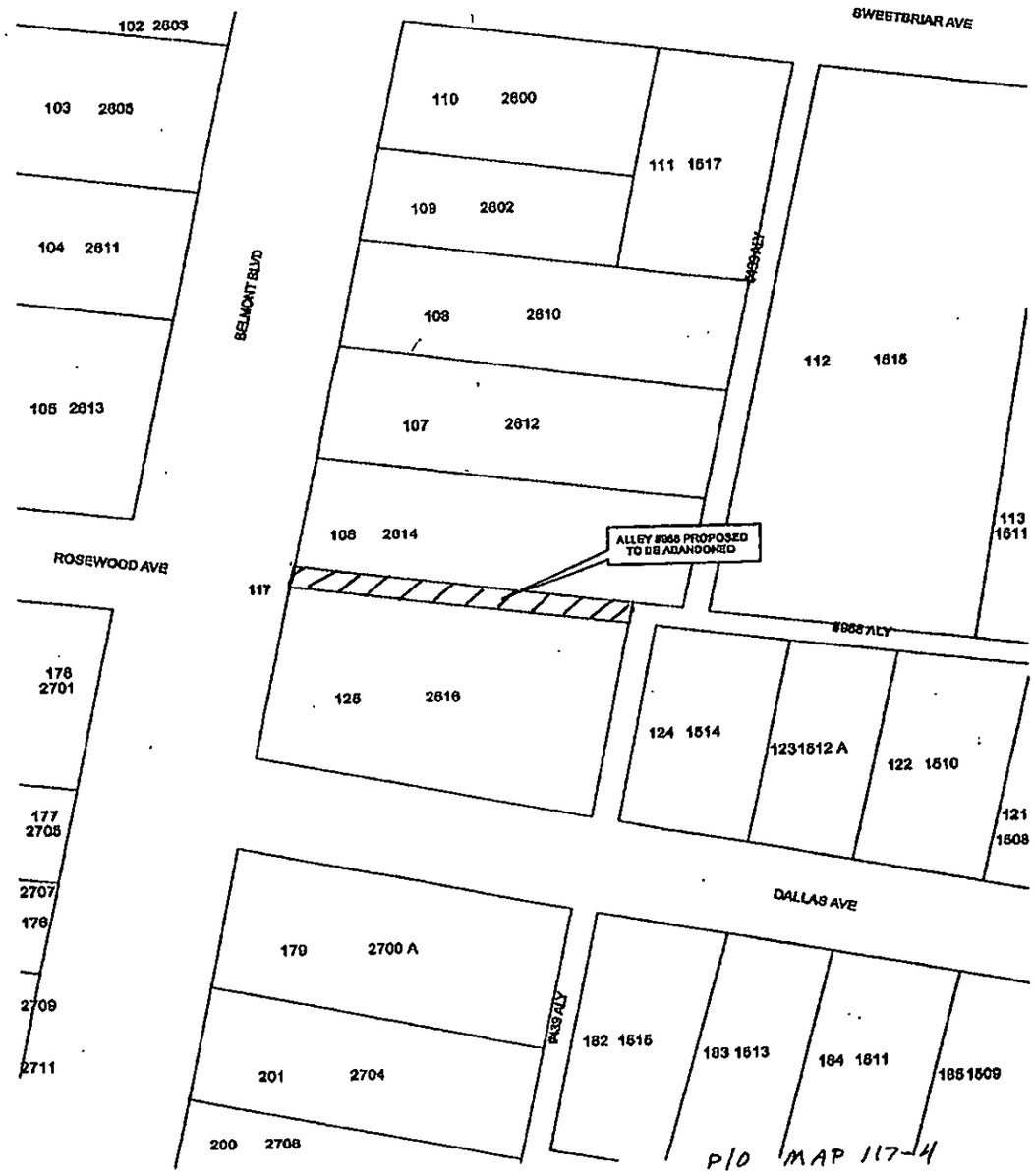
Section 4. This Ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Burkley Allen
Member of Council

Proposal: 2013M-011AB-001

Map: 117-4
Council District #18



SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Metropolitan Government Department of Public Works for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

Printed Name & Signature (required)	Address	Phone #	Map	Parcel
CINDY HAGAN X Cindy Hagan	2614 Belmont Blvd	615 383-5319	LOT 708 Zoning RS	11704010600
For Real Prop. X Brian Hackney	1514 Dallas Ave	322-9700	Lot 7 & PT 8 Victoria Place	11704012400
DREAMINC SEE APPLICANT SIGNATURE			117-4	125
Cynthia D Fraser X Cynthia D Fraser	2614 Belmont Blvd.	615 383-5315	Lot 10.8 Zoning RS	11704010600

Metropolitan Government Department of Public Works

750 South 5th Street ◆ Nashville, TN 37206 ◆ (615) 862-8750 ◆ www.nashville.gov/pw

Mandatory Referral Application: *Street / Alley Closure*

**** Before filing this application, please review checklist on the back of this application. ****

Mandatory Referral Project No. _____ Date Submitted: 5-28-13
(MPW staff assigns project #)

Closure Type:
- ☐ Street
- ☒ Alley

Easements:
- ☐ Retain utilities
- ☑ Abandon utilities & relocate at applicant's expense

Street/Alley Location: ~~BELMONT BLVD~~ (ALLEY #968) - unimproved
Street Name(s) / Alley Number(s)
FROM BELMONT BLVD TO NE CORNER OF PARCEL 125
Street / Alley Located Between?

Reason for Closure:
Adding driveway for 2016 Belmont Blvd. and remodeling house

Applicant: All correspondence will be mailed to the applicant.

☐ Architect ☐ Engineer ☒ Property Owner ☐ Other: _____

Name: JOE KOVALICK
Business: DREAMING
Address: 1403 ELMWOOD AVE.
City: NASHVILLE State: TN Zip: 37212
Phone: 385-2430 (business) 390-9390 (home) (business) (mobile)
Fax: _____ (business) (home) (business) (mobile)
E-mail: joe@dreaminghomes.com
Applicant's Signature: [signature]

Filing Fee (All application fees are non-refundable)
Street/Alley Closure - $300.00
Amount Paid: $300.00
Accepted by: [signature] Date: 5-28-13

I, Cynthia Hagan state that my maiden name is Cynthia D. Fraser and that my maiden name appears as the owner on the Metropolitan Planning Department parcel report.

x Cynthia D. Fraser

117-4-106

ORIGINAL

METROPOLITAN COUNTY COUNCIL

2013 AUG 27 PM 3:47

Bill No. BL2013-530

FILED
METROPOLITAN

AN ORDINANCE TO AMEND THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY ABANDONING A PORTION OF ALLEY NO. 968 RIGHT-OF-WAY AND EASEMENT (PROPOSAL NO. 2013M-011AB-001).

Introduced SEP 10 2013

Passed First Reading SEP 10 2013

Amended _____

Passed Second Reading SEP 17 2013

Passed Third Reading OCT 01 2013

Approved OCT - 1 2013

By _____
Metropolitan Mayor

Advertised _____

Effective Date _____

Exhibit, Page 6 of 6