Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $574,000.00

Affiant

Subscribed and sworn to before me, this 19 day of June 2015.

Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans:T20150051371 DEEDWARR
Recvd: 06/26/15 09:58 2 pgs
Fees:13.00 Taxes:2123.80
20150626-0061575

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Fosnot and Bethany R. Gallant		81120338.00
1611 7th Ave. N.		
Nashville TN 37208	New Owner	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Frederick Hardin, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Matthew Fosnot, an unmarried man and Bethany R. Gallant, an unmarried woman as joint tenants with right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1: Land in Davidson County, Tennessee being the southerly 25 feet to Lot No. 122 on the Plan of North Nashville Real Estate Company's property as of record in Book 21 Page 105 Register's Office for Davidson County, Tennessee said part of said Lot No. 122 fronts 25 feet on the westerly side of t7th Avenue North formerly Vine Street and runs back between parallel lines 160 feet to an alley.

Tract 2 Land in Davidson County, Tennessee , being the northerly 25 feet of Lot No. 122 and the southerly 10 feet of Lot No. 124 on the Plan of North Nashville Real estate Company's property as of record in Book 21 Page 105 Register's Office for Davidson County, Tennessee. Said northerly part of Lot No. 122 and the southerly part of Lot No. 124 front together 35 feet on the westerly side of 7th Avenue North formerly Vine Street, and run back between parallel lines 160 feet to an alley.

INCLUDED BUT EXCLUDED from the above described Tract 2 is that southerly 10 feet of Lot No. 124 which has been developed into the Master Deed Establishing 1613 7th Ave Townhomes as shown of record in Instrument No. 20041115-0136919 as corrected by Scrivener's Affidavit of record in Instrument No. 20041122-0139584 Register's Office for

Davidson County, Tennessee.

Being the same property conveyed to Frederick Hardin by deed from Fred Hardin of record in Instrument No. 20081030-0108456 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of North Nashville Real Estate Co of record in Book 21 Page 105, Register's Office for Davidson County, Tennessee

This property is improved property known as 1611 7th Ave. N., Nashville, Tennessee 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of June, 2015.

Frederick Hardin

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 Frederick Hardin, the bargainor(s), 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 Brentwood, Tennessee, this 18th day of June, 2015.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/15

FILE NO: 08798