BILL GARRETT, Davidson County
Trans:T20150072907 DEEDWARR
Recvd: 08/27/15 12:49 2 pgs
Fees:13.00 Taxes:536.50
20150827-0086928

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$145,000.00** (One Hundred Forty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 25th day of August, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Emily Stewart 1212 Laurel Street #1015 Nashville, TN 37203	**Emily Stewart** **1212 Laurel Street #1015** **Nashville, TN 37203**	09110021500

WARRANTY DEED

FOR AND IN 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, I/WE, **JEFFREY A. HAND, JR. AND WIFE, TIFFANIE HAND,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **EMILY STEWART, UNMARRIED,** 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 TO WIT:

LAND in DAVIDSON County, Tennessee, being part of Block "I" on the Map of HOLMAN HEIGHTS, of record in Book 332, Page 7, Register's Office for said County, being parts of Lot Nos. 4 and 5 on G.W. Dunn's Subdivision of said Block "I", and being more particularly described according to a survey by JOHN KOHL & COMPANY, P.C., dated October 13, 1998, as follows:

BEGINNING in the center of ELAINE AVENUE, at a point South 06 degrees West 430.8 feet from the center of Robertson Avenue; thence South 83 degrees 30 minutes East 114.7 feet; thence southwesterly 80.5 feet; thence North 71 degrees 15 minutes West 108.7 feet to the center of ELAINE AVENUE; thence with the center of the same, North 06 degrees East 60 feet to the point of BEGINNING.

Being the same property conveyed to Jeffery A. Hand, Jr., unmarried by deed from Roger Dale Allen and wife, Tammy Lynn Allen of record in Book 11164, Page 303, Register's Office for Davidson County, Tennessee dated 10/19/1998 and recorded 10/21/1998.

Also being known as 524 Elaine Avenue, Nashville, TN 37209

Tiffanie Hand, spouse of Jeffery A. Hand, Jr., joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **524 ELAINE AVENUE** **NASHVILLE, TN 37209**

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

LTSR Number: JAH GTE File: 2015083980 4TH

WITNESS, this 25th day of August, 2015

Jeffrey A. Hand, Jr.

Tiffanie Hand

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of August, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey A. Hand, Jr. and wife, Tiffanie Hand** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of August, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires OCT. 18, 2016

Commission Expires: _____

LTSR Number:

GTE File: 2015083980