

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2015

Notary Public

My commission expires: 4·25·2016

BILL GARRETT, Davidson County
Trans:T20150082674 DEEDWARR
Recvd: 09/29/15 10:07 2 pgs
Fees:13.00 Taxes:1369.00
20150929-0098670

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason Lehning and Heather Edwards	**New Owner**	**082-09-0-227.00**
1317 2nd Avenue N	**1317 2nd Avenue North**	
Nashville, TN 37208	**Nashville, TN 37208**	

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 ACKNOWLEDGE, WE,

Mary Givens and Walter Givens, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

aew

Jason Lehning and Heather Edwards, husband + wife

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 part of Lot No. 22 on the Plan of H. W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for said County, described as follows:

Beginning at a Mag Nail Set in the Western right of way line of Second Avenue North being 25' from the centerline and also being the Northeast corner to Southern Holdings, Inc. (Inst# 200904300039144); thence leaving Southern Holdings, Inc. and with Second A venue North S 30° 11 '55" E a distance of 50.00 feet to a Point at the back of sidewalk being the Northwest corner to Southern Holdings, Inc. (Inst # 201109200072615); thence leaving Second Avenue North and with Southern Holdings, Inc. S 59°48'05" W a distance of 134.40 feet to a Point in the Eastern right of way of an Alley Way being N 60°04'32" E a distance of 2.42 feet from an Iron Rod Old; thence leaving Southern Holdings, Inc. and with Alley Way N 30°11'55" W a distance of 50.00 feet to an Iron Rod Set being corner to Southern Holdings, Inc; thence leaving Alley Way and with Southern Holdings, Inc. N 59°48'05" East distance of 134.40 feet to the point of beginning having an area of 6720.0 square feet or 0.15 acres more or less.

Being the same property conveyed to Mary Givens and Walter Givens by Warranty deed from Choice City Homes, LLC, of record in Instrument No. 20121206-0112399 Register's Office for Davidson County, Tennessee, dated November 30, 2012 and recorded on December 06, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 17, Page 640, Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1317 2nd Avenue N, Nashville, TN 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 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 my/our hand(s) this 28th day of September, 2015.

Mary Givens by Molly Alyssa Givens, her Attorney-in-Fact
Mary Givens by Molly Alyssa Givens, her Attorney-In-Fact

Walter Givens by Molly Alyssa Givens, his Attorney-in-Fact
Walter Givens by Molly Alyssa Givens, his Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alyssa Molly Givens, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Mary Givens and Walter Givens for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Mary Givens and Walter Givens, and is authorized by them to execute this instrument on their behalf.

This the 28th day of September, 2015.

My Commission Expires: 4-25-2016

Notary Public

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

File #: **7015186**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027