Box 36

BILL GARRETT, Davidson County
Trans:T20150099525 DEEDWARR
Recvd: 11/23/15 13:38 3 pgs
Fees:18.00 Taxes:2294.00
20151123-0118644

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $620,000.00.

Affiant

Subscribed and sworn to me on November 20, 2015.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28967SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Jonathan Lehman Living Trust 113 A Mayfair Rd. Nashville, TN 37205	SAME ADDRESS AS NEW OWNER	103-12-I-001

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark M. Harrison, an unmarried man and Price E. Harrison, III, a married man and Marilyn S. McMackin, a married woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jonathan Lehman, Trustee of The Jonathan Lehman Living Trust U/A/D September 20, 2012, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A of Mayfair Road Townhouses, together with the Limited Common Elements, as shown on Exhibit "C" attached to Declaration of Covenants, Conditions, Restrictions and By-Laws of the Townhouse Corporation for Mayfair Road Townhouses of record as Instrument No. 20111216-0097957 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Mark M. Harrison, Price E. Harrison, III and Marilyn S. McMackin, joint tenants with right of survivorship, from D. W. McMackin, Trustee, of record as Instrument No. 20111216-0097956 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County Taxes which have been prorated by the parties and paid by the Grantor; 2016 and subsequent taxes are assumed by the Grantee.
2. Subject to matters shown on the Plat of record as Exhibit "C" to Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20111216-0097957 in the Register's Office for Davidson County, Tennessee.

3. Subject to all terms of the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20111216-0097957 in the Register's Office for Davidson County, Tennessee, including payments for maintenance and repair of the common elements.
4. Subject to all matters appearing on Plan of record in Book 547, pages 169 & 170, in said Register's Office.
5. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Bill No. BL-2000-476 in the Metropolitan Clerk's Office for Davidson County, Tennessee.
6. Subject to Conservation Zoning and any restrictions imposed by the Metropolitan Historic Zoning Commission, not recorded.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 113 A Mayfair Rd., Nashville, TN 37205.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Spouses of Grantors, Price E. Harrison, III and Marilyn S. McMackin do not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of either Grantors.

WITNESS my/our hand(s) this 20th day of November, 2015.

Mark M. Harrison

Price E. Harrison, III

Marilyn S. McMackin

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 20, 2015, before me personally appeared Mark M. Harrison to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on November 20, 2015.

NOTARY PUBLIC

My Commission Expires: 12/6/2016



NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 20, 2015, before me personally appeared Price E. Harrison, III to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on November 20, 2015.

NOTARY PUBLIC

My Commission Expires: 12/6/2016



NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 20, 2015, before me personally appeared Marilyn S. McMackin to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on November 20, 2015.

NOTARY PUBLIC

My Commission Expires: 12/6/2016



NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE