BILL GARRETT, Davidson County
Trans:T20160022787 DEEDWARR
Recvd: 03/21/16 11:23 2 pgs
Fees:13.00 Taxes:987.90

20160321-0026443

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $267,000.00

Affiant

Subscribed and sworn to before me, this 18th day of March, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Harold E. Bouldin, III **Sarah B. Bouldin**	**New Owner**	**Map/Parcel: 071-16-0-028.00**
1401 Jones Avenue		
Nashville, TN 37207		

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, I/WE,

Daniel W. Harris and Rachael Harris, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harold E. Bouldin, III and Sarah B. Bouldin, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 Lots Nos. 18, 19 and 20, on the Plan of Subdivision of Lots and 5 of the A.B. Spains Lischey Gardens, as of record in Book 332, Page 5, and described partly from a survey of Alley and Brown, dated November 25, 1969, as follows: Beginning at the Northeast corner of Crockett Street and Jones Avenue; thence along the North margin of Crockett Street, North 89 deg. 30' East 120 feet; thence leaving the said street, North 0 deg. 30' West 97.92 feet; thence North 89 deg. 30' West 118.13 feet to the East margin of Jones Avenue; thence with the Avenue South 0 deg. 30' West 100 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN INSTRUMENT NO. 20031022-0156563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: RIGHT-OF-WAY ACQUISITION BEGINNING AT A POINT IN THE EXISTING RIGHT-OF-WAY OF JONES AVENUE, 18.04 FEET RIGHT OF STATION 18+37.87 PROJECT 01-R-05; THENCE; WITH THE EASTERLY RIGHT-OF-WAY OF JONES AVENUE, NORTH 13°07' 55" EAST, 100 FEET TO A POINT 16.34 FEET RIGHT OF STATION 19+37.85 PROJECT 01-R-05; THENCE; SOUTH 76°57' 00" EAST, 8.66 FEET TO A POINT 25 FEET RIGHT OF STATION 19+38.01 PROJECT 01-R-05; THENCE; SOUTH 14° 06'34" WEST, 68.80 FEET TO A POINT; THENCE; WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 30 FEET, AND A CURVE LENGTH OF 48.20 FEET, TO A POINT 56.08 FEET RIGHT OF STATION 18+39.24 PROJECT 01-R-05, SAID POINT ALSO BEING A POINT IN THE NORTHERLY RIGHT-OF-WAY OF CROCKETT STREET; THENCE; WITH THE NORTHERLY MARGIN OF CROCKETT STREET, NORTH 77° 57' 00" WEST, 38.06 FEET TO THE POINT OF BEGINNING. SAID PORTION OF LAND CONTAINS 990.43 SQUARE FEET, OR 0.023 ACRES.

Being the same property conveyed to Daniel W. Harris and Rachel Harris, husband and wife, by Warranty Deed, from Nathan Stickman, unmarried, dated March 14, 2014, of record in Instrument No. 20140318-0022184,

Register's Office for Davidson County, Tennessee. Rachael Harris and Rachel Harris is one and the same person. The previous deed contained an erroneous spelling of her name.

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.
The Plan of record in Plat Book 332, Page 5, Register's Office for DAVIDSON County, Tennessee.
Right of Way Deed to Metro of record in Instrument No. 20031022-0156563, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other 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 1401 Jones Avenue, Nashville, TN 37207.

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 except as 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 18th day of March, 2016.

Daniel W. Harris

Rachael Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Daniel W. Harris and Rachael Harris, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2016.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **160094SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027