BOX #14
G#28201-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160024455 DEEDWARR
Recvd: 03/28/16 10:21 2 pgs
Fees:13.00 Taxes:976.43
20160328-0028497

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$263,900.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric J. Tudor	**Metropolitan Bank**	**08112007600**
1610 11th Avenue North	**3500 Lakeland Drive, Suite 501**	
Nashville, TN 37208	**Flowood, MS 39232**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Randall E. Haley, unmarried

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

Eric J. Tudor, a single person

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PROPERTY located at 1610 11th Avenue North in the City of Nashville, 21st Councilmanic District of Davidson County, Tennessee. BEING shown as Parcel 76.00 on Davidson County property Map 81-12 and being a portion of Lot No. 378 on the Plan of McGavocks Town North Nashville, of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey by William E. Crenshaw, R.L.S. #2395, D.B.A. Crenshaw Land Surveying, P.L.L.C., dated May 12, 2015, as follows:

BEGINNING at an existing iron pin in the northeasterly right-of-way of 11th Avenue North. Said pin being the Southwest corner of the herein-described tract and the Southeast corner of the James C. Tolbert, Jr., property of record in Deed Book 8577, Page 445, Register's Office for Davidson County, Tennessee; thence, from said POINT OF BEGINNING, leaving the right-of-way of 11th Avenue North, North 34° 12' 02" East, 114.73 feet to an existing iron pin in the southwesterly margin of an alley; thence, with said alley, South 53° 11' 32" East, 9.10 feet to a point in the westerly right-of-way fence of I-65 and I-40; thence, with said right-of-way, South 06° 03' 45" East, 37.15 feet to an existing iron pin; thence, leaving the interstate right-of-way with the line of the Bertha Mason Hunter property of record in Will Book 121, Page 593, Register's Office for Davidson County, Tennessee, South 39° 22' 48" West, 93.11 feet to an iron pin set in the northeasterly right-of-way of 11th Avenue North; thence, with said right-of-way, North 40° 30' 00" West, 25.60 feet to the POINT OF BEGINNING, containing 3,196 square feet, more or less.

BEING the same property conveyed to Randall E. Haley, unmarried, by Warranty Deed dated June 8, 2015, from Gwendolyn Mason Chandler (joined by Donald Chandler, Sr., her spouse), of record in Instrument No. 20150611-0055384, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

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

1) All matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee;

2) Dedication of Easement for Ingress, Egress and Regress and Drive of record in Instrument No. 20151109-0113604, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **1610 11th Avenue North, 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 **25th** day of **March, 2016.**

Randall E. Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Randall E. Haley, unmarried,** the within named seller, 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 Nashville, Tennessee, this **25th** day of **March, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: