This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $210,000.00.

Affiant

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

Notary Public
My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Katie Jean Austin 524 Elaine Ave Nashville, TN 37209	NEW OWNER	091-10-0-215.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMILY STEWART, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KATIE JEAN AUSTIN, unmarried AND BENJAMIN MARK SHORT, unmarried, joint tenants with right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in **Davidson County**, State of Tennessee, described as follows:

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' East 114.7 feet; thence Southwesterly 80.5 feet: thence North 71 degrees 15' 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 Emily Stewart, unmarried by Warranty deed from Jeffrey A. Hand, Jr. and wife, Tiffany Hand of record in Instrument No. 20150827-0086928 Register's Office for Davidson County, Tennessee, dated August 25, 2015 and recorded on August 27, 2015. (Value of consideration shown in aforementioned deed $145,000.00.)

Being the same property conveyed to Jeffery A. Hand, Jr., unmarried by Warranty 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 October 19, 1998 and recorded on October 21, 1998. (Value or consideration shown in aforementioned deed $64,500.00.) Above Warranty Deed corrected in Scrivener's Affidavit recorded in Instrument No. 20150904-0090281.

Being also known as 524 Elaine Ave Nashville, TN 37209.

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 524 Elaine Ave, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall includes the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20160025286 DEEDWARR
Recvd: 03/29/16 14:02 2 pgs
Fees: 13.00 Taxes: 777.00
20160329-0029539

Witness my hand this the 25th day of March, 2016.

Emily Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily Stewart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2016.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY