THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026720**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,305,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160027523 DEEDWARR
Recvd: 04/05/16 11:39 2 pgs
Fees:13.00 Taxes:4828.50
20160405-0032483

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher C. Dawson and Carter M. Dawson 511 Park Hill Drive Nashville, TN 37205	New Owner	Tax Parcel ID No. 82-15-168.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward W. Joyner, Jr. and wife, Donna Allen Joyner** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher C. Dawson and Carter M. Dawson, as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots. Nos. 1 and 2 on the map of Henry Blood's Addition, of record in Book 21, Page 5, Register's Office for said County.

Said Lot No. 1 fronts 54 feet on the Southerly side of Main Street and runs back with the Easterly margin of Sixth Street (formerly Minnick Street) between parallel lines 170 feet to an alley.

Said Lot No. 2 fronts 50 feet on the Southerly side of Main Street and runs back between parallel lines 170 feet to an alley.

Exclusion:

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lots Nos. 1 and 2 on the Map of Henry Blood's Addition to Edgefield, as of record in Book 21, Page 5, Register's Office of Davidson County, and being more particularly described as follows:

"Beginning at a point, said point being the Southeast corner of the intersection of Main Street and South 6th Street; thence in a Southerly direction with the Easterly margin of South 6th Street a distance of 20 feet more or less to a point; thence with a line in an Easterly direction, said line being parallel to and a distance of 20 feet from the Southerly margin of Main Street a distance of 104 feet more or less to the Easterly margin of said property; thence with the Easterly margin of said property in a Northerly direction a distance of 20 feet more or less to the Southerly margin of Main Street; thence with the Southerly margin of Main Street in a Westerly direction a distance of 104 feet more of less to the point of beginning and containing 2,080 square feet more or less."

Being the same property conveyed to Edward W. Joyner, Jr. and wife, Donna Allen Joyner by Warranty Deed from Judith Morton Maddux and Frances Ann Husband, recorded on the 30th day of October, 1985 in Deed Book 6696, Page 337, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions and setback lines.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable which have been prorated and assumed by Grantee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HENRY BLOOD'S ADDITION, as recorded in Plat Book 21, Page(s) 5.

Restrictions for East Bank Redevelopment District recorded in Book 10078, Page 364 and Book 11625, Page 241.

Rights of parties under any existing unrecorded lease(s).

This is improved property located at 600 MAIN ST Nashville TN 37206-3604

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2016.

Edward W. Joyner Jr.

Donna Allen Joyner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward W. Joyner Jr. and Donna Allen Joyner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018