WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160030370 DEEDWARR
Recvd: 04/14/16 13:05 2 pgs
Fees:13.00 Taxes:48.10
20160414-0035791

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle K. Harney	NEW OWNER/SAME ADDRESS	081-10-0
(NAME)	(NAME)	(MAP)
2503 Osage Street		302.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37208-2330		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Alice K. Harney, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michelle E. Thompson, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot 21 on the Plan of the Subdivision of Georgia Industrial Realty Co.'s North Nashville Property, of record in Plat Book 421, Page 188, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Osage Street 318 feet West of the Southwest corner of Osage Street and 24th Avenue North, said beginning point being the Southwest corner of a road, if extended, would be 25th Avenue North and Osage Street; thence with the South margin of Osage Street, Westerly 50 feet; thence Southwardly 100 feet; thence Eastwardly 50 feet to the Westerly margin of 25th Avenue North, if extended; thence with said Avenue, Northwardly 100 feet to the beginning.

Being the same property conveyed to Gant L. Harney and wife, Alice K. Harney by Installment Deed from Phil Cohen and wife, Sara K. Cohen, of record in Book 2499, page 476, Register's Office for Davidson County, Tennessee. The said Gant L. Harney died on May 29, 2010, leaving his wife, Alice K. Harney, as the surviving tenant by the entirety.

The execution of this instrument is effected by the signature of Etta Jeraldine Tucker, as Attorney-in-Fact for Alice Catherine Harney, which Power of Attorney is recorded in Instrument No. 20160414-0035790, Register's Office for Davidson, County, Tennessee.

Alice K. Harney, Alice Catherine Harney and Alice Harney, being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2503 Osage Street, Nashville, Tennessee 37208-2330

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 and assigns forever; and we do covenant with 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 13th day of April, 2016.

Alice Katherine Harney by Etta Jeraldine Tucker

Alice K. Harney, ~~by~~ Etta Jeraldine Tucker
Attorney-in-Fact

Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Etta Jeraldine Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Alice K. Harney, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Alice K. Harney, the bargainor, by the said, Etta Jeraldine Tucker, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of April, 2016.

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee Notary Public
Davidson County