BILL GARRETT, Davidson County
Trans:T20160036089 DEEDWARR
Recvd: 05/02/16 13:49 2 pgs
Fees:13.00 Taxes:8510.00
20160502-0042798

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of April, 2016

Notary Public
Commission Expires: 1/13/20

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jonathan Harris 106 & 110 30th Avenue South Nashville, TN 37212	F&M Bank 2081 Wilma Rudolph Blvd. Clarksville, TN 37040	10402037700 10402041100

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Donald Young and wife, Vicki E. Young

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Harris and Karen Harris

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

Tract I:
Land in Davidson County, Tennessee, being the southerly half of Lot No. 7 on the Plan of Kate Shield's Subdivision of part of Lot No. 56 in Boyd Cockrill Spring Tract, as of record in Book 57, Page 77, Register's Office for said County.

Said part of Lot No. 7 Fronts 35-1/2 feet on the easterly side of 30th Avenue, South, formerly Parker Street, and runs back 127.9 feet, more or less, on the northerly line and 128 feet on the southerly line to a dead line, measuring 35- 1/2 feet thereon.

Tract II:
Land in Daivdson County, Tennessee, being the north half of Lot No. 8 on the map of Kate Shields Subdivision of part of Lot No. 56 on the Boyd Cockrill Spring Tract, of record in Book 57, Page 77, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 35- 1/2 feet on the easterly side of 30th Avenue South and runs back between parallel lines 128 feet to an alley.

Tract III:
Land in Davidson County, Tennessee, being on the northerly one-half of Lot No. 7 on the plan of Miss Kate Shield's Subdivision of Lot No. 56, Boyd Cockrill Spring Tract, as of record in Book 57, Page 77, Register's Offce for said County.

Said part of Lot No. 7 fronts 35- 1/2 feet on the easterly side of 30th Avenue South, formerly an unnamed street, and runs back between parallel lines, with the southerly margin of an alley, 127.8 feet to a dead line. This conveyance is subject to the following:

1) All matters appearing on the plan of Miss Kate Shields Plan, Subdivision of Part Lot 56, Body Cockrill Springs tract, of record in Book 59, Page 77, the Register's Office for said County.

2) Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Instrument 200312180180327 and Instrument 200401160006841, Register's Office for said County.

Being the same property conveyed to Donald Young and wife, Vickie E. Young, by Deed from Linda Lane, married, dated 3/20/06 and recorded 4/4/06 in Instrument No. 20060404-0038574, Register's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 106 & 110 30th Avenue South, Nashville, TN 37212.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of April, 2016.

Donald Young

Vicki E. Young

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald Young and Vicki E. Young** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of April, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)