Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa L. Parks Avenue Tennessee Tower, 24th Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 92-01-0-100.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 12-07-018

FOR AND IN CONSIDERATION of the sum of FIFTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 DOLLARS ($54,400.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **LUELLA BLAINE HILL, UNMARRIED** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property located at 1045 31st Avenue North, Nashville, Tennessee 37209, containing 14,018 square feet or 0.32 acres.

BILL GARRETT, Davidson County
Trans:T20160037504 DEEDWARR
Recvd: 05/05/16 13:15 5 pgs
Fees:27.00 Taxes:0.00
20160505-0044645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $54,400.00 State of Tennessee tax exempt.

Gloria B. Ballard
Affiant

Subscribed and sworn to before me this 4th day of May, 2016.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires OCT. 18, 2016

My Commission expires: _____

Witness, this the 4th day of May, 2016.

Luella Blaine Hill
LUELLA BLAINE HILL

BY: Gloria Bernadette Ballard Attorney in Fact
Gloria Bernadette Ballard, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GLORIA BERNADETTE BALLARD**, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of **Luella Blaine Hill**, and acknowledged that she executed the same as the free act and deed of the said **Luella Blaine Hill**.

Witness my hand and official seal on this the 4th day of May, 2016.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires OCT. 18, 2016

Commission Expires: _____

Gloria Bernadette Ballard executes this instrument as Attorney-In-Fact on behalf of Luella Blaine Hill, pursuant to the Power of Attorney recorded in Instrument No. 20160505-0044642, Register Office for Davidson County, Tennessee.

EXHIBIT A
TRANSACTION NUMBER 12-07-018

A tract of land in the 21st District, Davidson County, Tennessee. Tract being bounded on the east by the western Right of Way (ROW) of 31st Avenue North on the north by part of Part of Block No. 23 Plan of Midway as recorded in Plat Book 421, Page 11 Register's Office Davidson County, Tennessee (RODC), also being the Luella B Hill, Gloria Bernadette Ballard and Gwendolyn Ballard Patton tract as recorded in I.N. 201511190117624, RODC, on south Lot 12 of the Map of Long and Ashworth's Subdivision of Block 24, Midway, as recorded in Plat Book 57, Page 116, RODC and on the west by the eastern ROW of Alley Number 1180. Tract being described as follows:

Point of Commencement being a ¾" iron rod old. Said point being South 10°14'44" East 50.00 feet from the southwestern intersection of ROW of 31st Avenue North and John A. Merritt Boulevard; thence South 10°14'44" East 50.00 feet to a ¾" iron rod old being the true and actual Point of Beginning; thence S 10° 14' 44" E 62.72 feet to a 3/8" iron rod old; thence with the common line of said Lot 12 with a curve to the left having a central angle of 29° 55' 37", a radius of 328.00 feet, a length of 171.32 feet and having a chord bearing and distance of S 52° 07' 41" W 169.38 feet to a set point; thence with said eastern ROW N 10° 13' 28" W 140.94 feet to a ¾" iron rod old; thence with the common line of the said Luella B Hill, Gloria Bernadette Ballard and Gwendolyn Ballard Patton tract N 79° 37' 49" E 150.02 feet to the point of beginning.

Tract contains 14,018 square feet or 0.32 acres.

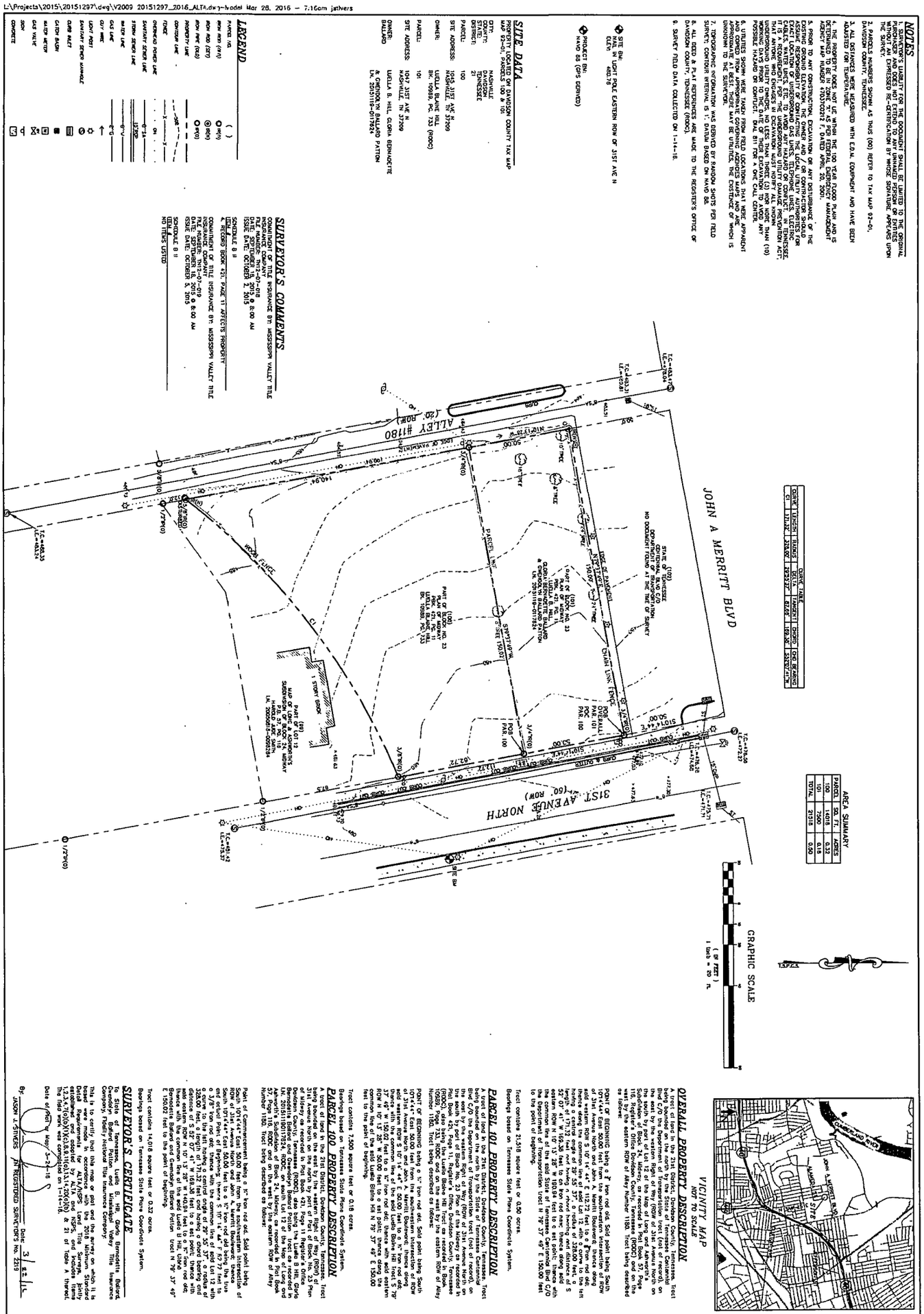
Being the same property conveyed to Luella Blaine Hill, unmarried, by Warranty Deed from Earl L. Sasser and wife, Annie Sasser of record in Book 10989, Page 733, Register's Office for Davidson County, Tennessee.

Being also known as 1045 31st Avenue North, Nashville, Tennessee 37209.

Exhibit B
Transaction Number 12-07-018
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years.
2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 11, Register's Office for Davidson County, Tennessee.
3. Possible right of Nashville and West Nashville Railroad to increase its right-of-way to the full extent of its Charter.

EXHIBIT C
TRANSACTION NUMBER 12-07-018



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