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 92-01-0-101.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 12-07-019

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND SIX HUNDRED AND NO/100 DOLLARS ($25,600.00) 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, GLORIA BERNADETTE BALLARD, MARRIED AND GWENDOLYN BALLARD PATTON, MARRIED** ("Grantors"), have bargained and sold, and by these presents do 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 Grantors' 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.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have 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.

Grantors further covenant and bind themselves, their 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 1047 31ST Avenue, North, Nashville, Tennessee 37209, containing 7,500 square feet or 0.18 acres.

BILL GARRETT, Davidson County
Trans:T20160037509 DEEDWARR
Recvd: 05/05/16 13:34 6 pgs
Fees:32.00 Taxes:0.00
20160505-0044660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $25,600.00 State of Tennessee tax exempt.

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

BY: **GLORIA BERNADETTE BALLARD, as her Attorney-in-Fact**

GLORIA BERNADETTE BALLARD

GWENDOLYN BALLARD PATTON

BY: **GLORIA BERNADETTE PATTON, as her Attorney-in-Fact**

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. 20160505-0044648, Register's Office for Davidson County, Tennessee.

Gloria Bernadette Ballard executes this instrument as Attorney-in-Fact on behalf of Gwendolyn Ballard Patton, pursuant to the Power of Attorney recorded in Instrument No. 20160505-0044649, Register's Office for Davidson County, Tennessee.

Gloria Bernadette Ballard and Gwendolyn Patton hereby make oath that this property has never been the domicile of Gloria Bernadette Ballard and Gwendolyn Patton.

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 said **LUELLA BLAINE HILL**.

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

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

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**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

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 **GWENDOLYN BALLARD PATTON**, and acknowledged that she executed the same as the free act and deed of said **GWENDOLYN BALLARD PATTON**.

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

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT A
TRANSACTION NUMBER 12-07-019

A tract of land in the 21st District, Davidson County, Tennessee. Tract being bounded on the north by the State of Tennessee Centennial Blvd C/O the Department of Transportation tract (not of record), on the east by the western Right of Way (ROW of 31st Avenue North on the south by part of Block No. 23 Plan of the Midway as recorded in Plat Book 421, Page 11, Register's Office Davidson County, Tennessee (RODC), also being the Luella Blaine Hill Tract as recorded in Book 10989, Page 733, RODC and on the west by the eastern ROW of Alley Number 1180. Tract being described as follows:

POINT OF BEGINNING 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 along said western ROW S 10° 14' 44" E 50.00 feet to a ¾" iron rod old; thence with the common line of the said Luella Blaine Hill Tract S 79° 37' 49" W 150.02 feet to a ¾" iron rod old; thence with said eastern ROW N 10° 13' 28" W 50.00 feet to a set point; thence along the common line of the said Luella Blaine Hill N 79° 37' 49" E 150.00 feet to the point of beginning.

Tract contains 7,500 square feet or 0.18 acres.

Being the same property conveyed to Athelie A. Blaine by Quit Claim Deed from Marvin L. Blaine of record in **Book 2103, Page 205 in the Register's Office for Davidson County, Tennessee**, dated October 30, 1951. The said Athelie A. Blaine having since died on the 14th day of January, 1995, intestate and survived by three of her four children: Othello D. Blaine, Marvin Blaine, Jr. (Pre-deceased), Hazel Blaine Ballard and Luella Blaine Hill as her sole Heirs-at-Law as evidenced by Affidavit of Heirship for Athelie A. Blaine of record in Instrument No. 20160505-0044650, Register's Office for Davidson County, Tennessee.

The said **Marvin Blaine, Jr**. having since died on January, 1951, pre-deceasing his mother, Athelie A. Blaine, and being unmarried and having no issue.

The said **Othello D. Blaine**, having since died March 25, 2002, intestate, as a single person with no issue, as evidenced by Affidavit of Heirship for Othello D. Blaine of record in Instrument No. 20160505-0044651, Register's Office for Davidson County, Tennessee.

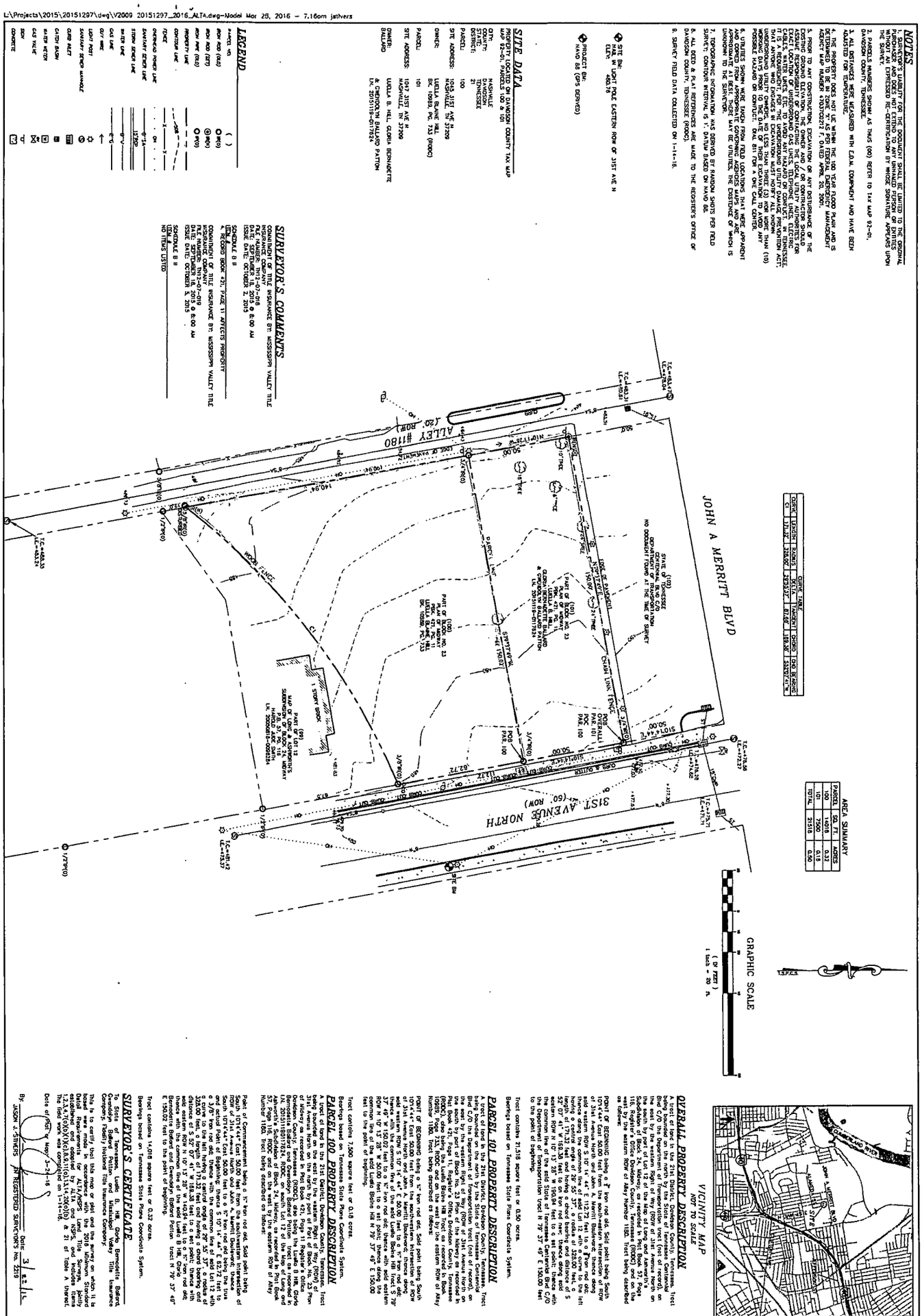
The said **Hazel Blaine Ballard**, having since died on the 14th day of April, 2015, testate, Probate Docket No.: 15P1044 Circuit Court, Probate Division, for Davidson County, Tennessee, widowed and being survived by her two children and sole heirs-at-law, **Gloria Bernadette Ballard and Gwendolyn Ballard Patton**. See also Personal Representative's Quit Claim Deed of record in **Instrument No. 20151119-0117624**, said Register's Office. An Affidavit of Heirship for Hazel Blaine Ballard of record in Instrument No. 20160505-0044652, Register's Office for Davidson County, Tennessee.

Being also known as 1047 31st Avenue North, Nashville, Tennessee 37209

1 gpb

Exhibit B
Transaction Number 12-07-019
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.



QUERALL PROPERTY DESCRIPTION

A tract of land in the 21st District, Davidson County, Tennessee. Tract being bounded on the north by the State of Tennessee Centennial Blvd C/O the Department of Transportation tract (not of record) on the east by the western Right of Way (ROW of 31st Avenue North on the south by part of Lot 12 of the Map of Long and Ashworth's Addition to Nashville, as recorded in Book 57, Page 116, RODC and on the west by the eastern ROW of Alley Number 1180. Tract being described as follows:

POINT OF BEGINNING being a 1" iron rod old. Said point being South 10°14'44" East 50.00 feet from the southeastern intersection of ROW and western ROW S 10° 14' 44" E 112.72 feet to a 1" iron rod old; thence along the common line of said Lot 12 with a curve to the left having a radius of 171.33 feet and having a chord bearing and distance of S 52° 07' 41" W 150.38 feet to an iron rod new; thence along said eastern ROW N 10° 13' 28" W 50.00 feet to a set point; thence along the southern ROW line of the said State of Tennessee Centennial Blvd C/O the Department of Transportation tract N 79° 37' 49" E 150.00 feet to the point of beginning.

Tract contains 21,518 square feet or 0.50 acres.

Bearings based on Tennessee State Plane Coordinate System.

PARCEL 101 PROPERTY DESCRIPTION

A tract of land in the 21st District, Davidson County, Tennessee. Tract being bounded on the north by the State of Tennessee Centennial Blvd C/O the Department of Transportation tract (not of record) on the east by the western Right of Way (ROW of 31st Avenue North on the south by part of Lot 12 of the Map of Long and Ashworth's Addition to Nashville, as recorded in Book 57, Page 116, RODC and on the west by the eastern ROW of Alley Number 1180. Tract being described as follows:

POINT OF BEGINNING being a 1" iron rod old. Said point being South 10°14'44" East 50.00 feet from the southeastern intersection of ROW and western ROW S 10° 14' 44" E 112.72 feet to a 1" iron rod old; thence along the common line of said Lot 12 with a curve to the left having a radius of 171.33 feet and having a chord bearing and distance of S 52° 07' 41" W 150.38 feet to an iron rod new; thence along said eastern ROW N 10° 13' 28" W 50.00 feet to a set point; thence along the southern ROW line of the said State of Tennessee Centennial Blvd C/O the Department of Transportation tract N 79° 37' 49" E 150.00 feet to the point of beginning.

Tract contains 7,500 square feet or 0.18 acres.

Bearings based on Tennessee State Plane Coordinate System.

PARCEL 100 PROPERTY DESCRIPTION

A tract of land in the 21st District, Davidson County, Tennessee. Tract being bounded on the north by the State of Tennessee Centennial Blvd C/O the Department of Transportation tract (not of record) on the east by the western Right of Way (ROW of 31st Avenue North on the south by part of Lot 12 of the Map of Long and Ashworth's Addition to Nashville, as recorded in Plat Book 421, Page 11 Register's Office of Midway as recorded in Plat Book 421, Page 11 Register's Office of Bernadette Ballard and Gwendolyn Ballard Patton tract as recorded in L.N. 20151118017824, RODC, on south Lot 12 of the Map of Long and Ashworth's Addition to Nashville, as recorded in 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 1" iron rod old. Said point being South 10°14'44" East 50.00 feet from the southeastern intersection of ROW of 31st Avenue North and John A. Merritt Boulevard; thence South 10°14'44" East 50.00 feet to a 1" iron rod old being the true point of beginning; 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 chord bearing and distance of S 52° 07' 41" W 169.38 feet to a 1" iron rod old; thence with said eastern ROW N 10° 13' 28" W 140.04 feet to a 5/8" iron rod set; thence with the common line of the said Lucille B Hill, Gloria Bernadette Ballard Patton tract N 79° 37' 49" E 150.00 feet to the point of beginning.

Tract contains 14,018 square feet or 0.32 acres.

Bearings based on Tennessee State Plane Coordinate System.

SURVEYOR'S CERTIFICATE

To: State of Tennessee, Lucille B. Hill, Gloria Bernadette Ballard, Gwendolyn Ballard Patton, and Mississippi Valley Title Insurance Company, Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19 of Table A thereof. The field work was completed on 1-14-16, & 21 of Table A thereof.

Date of Plat or Map: 3-24-16

By: JASON J. STAKES JJS REGISTERED SURVEYOR'S No. 2219 Date: 3/22/16

DATE	REVISIONS
1-14-16	20151297
1-28-16	DESCRIPTIONS
2-11-16	DESCRIPTIONS
2-25-16	SURVEYORS DEPT.
3-4-16	ADDITIONAL TITLE

ALTA/NSPS
LAND TITLE
SURVEY

STATE OF TENNESSEE
DEPT. OF
GENERAL SERVICES
312 ROSA L. PARKS AVE
24TH FLOOR
NASHVILLE, TN 37243

1045 & 1047 31ST AVE NORTH
TRANSACTION NUMBERS 12-07-018 & 12-07-019
TAX MAP 92-01 PARCELS 100 & 101
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Littlejohn
An S&ME Company

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