WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160038483 DEEDWARR
Recvd: 05/09/16 14:11 2 pgs
Fees: 13.00 Taxes: 1813.00
20160509-0045856

File No. 0001732

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-M-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T Harris	NEW OWNER	094-01-0-034.01
(NAME)	(NAME)	
522 S. 14th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Pantheon Development, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William T Harris and Loree E. Harris, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being that portion of Eastside Avenue closed by City Ordinance No. 62-279 between Lot Nos. 113 and 114 on the Plan of Payne, Blakemore & Cummings Addition to Nashville, as of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee.

Said part of closed street fronts 50 feet on the West side of South 14th Street and extends back 155.2 feet on the Northerly line, with the Southerly line of Lot No. 113 and 153.8 feet on the Southerly line, with the Northerly line of Lot No. 114, to an alley measuring 50 feet thereon.

INCLUDED but EXCLUDED from the above described tract is that portion conveyed to the Metropolitan Government of Nashville & Davidson County by Warranty Deed of record in Instrument No. 20040505-0051405, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of excluded portion.

Being the same property conveyed to Pantheon Development, LLC by Warranty deed from Marilyn Wilkerson, married of record in Instrument No. 20150716-0069739 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 16, 2015.

Being the same property conveyed to Marilyn Joyce Dickens by Warranty deed from Rick Piliponis and Stacy Swaby of record in Instrument No. 20030916-0136372 Register's Office for Davidson County, Tennessee, dated August 29, 2003 and recorded on September 16, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 522 S. 14th Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 6th day of May, 2016.

Pantheon Development, LLC

By: Ryan Meadows, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ryan Meadows, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Member of Pantheon Development, LLC, a Tennessee LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Member.

Witness my hand this 6th day of May, 2016.

Notary Public

My commission expires: 12-18-19



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206