THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047275** BILL GARRETT, Davidson County Trans:T20160042664 DEEDWARR Recvd: 05/20/16 14:05 2 pgs Fees:13.00 Taxes:993.45 20160520-0050883	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $268,500.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2016. Notary Public My Commission Expires: 1/20/19 LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam Kan 1111 14th Avenue North Nashville, TN 37208-2943	Adam Kan 923 Phillips St. Nashville, TN 37208	Tax Parcel ID No. 81-16-330.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bonnie Story, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Kan, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the North 37 1/2 feet of the South 75 feet of Lots Nos. 37 and 38 (incorrectly referred to as Lots Nos. 37 and 39 on previous deeds) on the Map of D.T. McGavock and Others Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County.

Said part of said lots front 37 1/2 feet on the Westerly side of 14th Avenue North and run back between parallel lines 91 feet to the Easterly margin of a 9 foot alley.

Being the same property conveyed to Bonnie Story, unmarried by Warranty Deed from Tommy L. Bynum, unmarried, recorded on the 17th day of October, 2013 in Instrument No. 20131017-0108589, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 41.

Restrictions for Jefferson Street Redevelopment Plan recorded at Instrument No. 20051130-0143984.

This is improved property located at 1111 14th Avenue North Nashville, TN 37208-2943.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2016.

Bonnie Story

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bonnie Story, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018