BILL GARRETT, Davidson County
Trans:T20160046369 DEEDWARR
Recvd: 06/02/16 09:35 2 pgs
Fees:13.00 Taxes:558.70
20160602-0055525

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160500236

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
31st day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 10/15/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Livingston and Brian Foster **1025 Nunnery Lane** **Nashville, TN 37221**	**SAME**	**071-16-0-026.00**

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, WE,

Jacob Gorman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger Dart Livingston Jr. and Brian G. Foster, Tenants in Common

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:

LAND in Davidson County, Tennessee, being the southerly 60 feet of the northerly 325 feet of Lot No. 6 on the Plan of A. B. Spain's Subdivision of the Lischey Gardens, of record in Book 161, Page 116, said Register's Office. Said part of said Lot No. 6 fronts 60 feet on the easterly side of Jones Avenue and extends back between parallel lines 269 feet to a dead line in the rear, measuring 60 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is the following Right-of-Way conveyed by Frank Davenport to Metropolitan Government of Nashville & Davidson County by Warranty Deed dated 10/14/03 and recorded 10/22/03 in Instrument Number 20031022-0156561, described as follows: BEGINNING at a point in the existing right-of-way of Jones Avenue, 14.49 feet right of station 20+37.84 Project 01-R-05; thence with the easterly right-of-way of Jones Avenue, North 13 degrees 34 minutes 40 seconds East, 60.32 feet to a point 13.93 feet right of station 20+98.16 Project 01-R-05; thence leaving the easterly right-of-way of Jones Avenue, South 76 degrees 28 minutes 22 seconds East, 11.07 feet to a point; thence South 14 degrees 06 minutes 34 seconds West, 60.06 feet to a point; thence North 77 degrees 55 minutes 00 seconds West, 10.52 feet to the point of beginning, containing approximately 649.50 square feet, or 0.015 acres.

BEING the same property conveyed to Jacob Gorman by Warranty Deed from FS Real Estate Services, LLC, dated 5/2913 and recorded 6/10/13 in Instrument Number 20130610-0058730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1407 Jones Avenue, Nashville, TN 37207**
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 our hands this 31st day of May, 2016.

Jacob Gorman by Cynthia Evans, Attorney-in-Fact

Jacob Gorman by Cynthia Evans, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of May, 2016, before me personally appeared Cynthia Evans to me known to be the person who executed the foregoing instrument in behalf of Jacob Gorman as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Jacob Gorman

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 2016.

Commission Expires:_____

Gail C. Vincent
Notary Public

