THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16057754

BILL GARRETT, Davidson County
Trans: T20160050689 DEEDWARR
Recvd: 06/15/16 12:05 2 pgs
Fees: 13.00 Taxes: 1665.00
20160615-0060580

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of June, 2016.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron P. Hetrick 1809 8th Ave South Nashville TN 37203	New Owner	Tax Parcel ID No. 10506016700

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, **Joseph C. Davis, LLC, a Tennessee Limited Liability** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron P. Hetrick**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5 on the map of Highland Gardens, as of record in Book 57, Page 118, Register's Office for said County.

Said Lot No. 5 fronts 45.6 feet on the East side of Eighth Avenue South and runs back between lines 150 feet to an alley in the rear, on which it measures 45.3 feet.

Being the same property conveyed to Joseph C. Davis, LLC, a Tennessee Limited Liability Company by Warranty Deed from William C. Sanders, Jr., a married person, recorded on the 13th day of August, 2007 in Instrument No. 20070813-0096579, 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 of HIGHLAND GARDENS , as recorded in Plat Book 57, Page(s) 118.

This is improved property located at 1508 8th Avenue S Nashville, TN 37203-5008

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 9th day of June, 2016.

Joseph C. Davis, LLC, a Tennessee limited liability company

By: Joseph C. Davis, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph C. Davis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a member of Joseph C. Davis, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 9th day of June, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018