WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055585 DEEDWARR
Recvd: 06/29/16 14:48 2 pgs
Fees:13.00 Taxes:2035.00

20160629-0066539

Y-VRES-16-1109-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~585,000.00~~ 550,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/20/2018
(AFFIX SEAL)

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brock Hardisty and Holly Kalemeris	New Owners	
(NAME)	(NAME)	**083-09-0-046.00**
1109 Gartland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CORBIN B. DAVIS AND DEBORAH S. DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOLLY C. KALEMERIS, UNMARRIED AND BROCK HARDISTY, UNMARRIED, JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. being the easterly 5.0 feet of Lot No. 15 and the westerly 45.09 feet of Lot No. 16 on the Plan of "Bellview", Judge B. D. Bell's Addition to "Eastland" of record in Plat Book 332, Page 109, in the Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 15 and westerly part of Lot No. 16 front together 50.0 feet on the northerly side of ~~Gatland~~ Gartland Avenue and run back between parallel lines 160.00 feet to an alley.

Being the same property conveyed to Corbin B. Davis, an Unmarried Man, and Deborah S. Perl, an Unmarried Woman, as Joint Tenants With Common Law Right of Survivorship by Warranty deed from Daniel G. McConnell and Wife, Rebecca McConnell of record in Instrument No. 20120109-0002252 Register's Office for Davidson County, Tennessee, dated January 6, 2012 and recorded on January 9, 2012.

Deborah S. Perl having since married is now known as Deborah S. Davis.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 109, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1109 Gartland Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF JUNE, 2016.

Corbin B. Davis by John Gleaves, Attorney-in-Fact

Deborah S. Davis by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CORBIN B. DAVIS AND DEBORAH S. DAVIS, and who acknowledged he/she/they executed the same as the free act and deed of the said CORBIN B. DAVIS AND DEBORAH S. DAVIS.

Witness my hand and official seal, this the 22nd of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212