BILL GARRETT, Davidson County
Trans:T20160069513 DEEDWARR
Recvd: 08/11/16 09:29 2 pgs
Fees:13.00 Taxes:1572.50
20160811-0083487

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF AUGUST, 2016. Notary Public MY COMMISSION EXPIRES: 03-03-20 (AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett A. Sheriff	NEW OWNER	MAP 104-12
2114 19th Avenue South		PARCEL 153.00
Nashville, TN 37212		
(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, WE, **James E. Harbison, Trustee, and Grace Louise Buell, Trustee, the Trustees of the Grace Harding Harbison Irrevocable Marital Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brett A. Sheriff, a single person**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Southerly 30 feet of the Westerly 167 feet of Lot No. 19 and the Northerly 25 feet of Lot No. 20 on the Plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page (s) 56 and 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Easterly margin of 20th Avenue, South 64 feet south of the Southerly margin of Bernard Avenue, thence, with the Easterly margin of 20th Avenue, South, Southwardly 55 feet; thence, Eastwardly 189 feet to the Western margin of an alley; thence, with said alley, Northwardly 25 feet to the Southeast corner of Lot No. 19; thence, with the Southerly line of Lot No. 19 Westwardly 22 feet, thence, Northwardly 30 feet; thence, Westwardly 167 feet to the beginning.

Being a portion of the same property conveyed to James E. Harbison and Grace Louise Buell, Co-Trustees, and their successors in trust, of the Grace Harding Harbison Irrevocable Marital Trust dated January 7, 2006 by Quitclaim deed from Grace Harding Harbison of record in Instrument No. 20060109-0002962 Register's Office for Davidson County, Tennessee, dated January 07, 2006 and recorded on January 09, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2016 which have been prorated and assumed by the Grantee; (2) the Plan of record in Plat Book 332, Page (s) 56 and 117, Register's Office for Davidson County, Tennessee (3) Restrictions of record in Book 1082, Page 327 and Book 1085, Page 275, in the Register's Office for Davidson County; (4) Restrictions of record in Book 5804, Page 190, in the Register's Office for Davidson County, Tennessee; (5) All applicable governmental and zoning regulations (collectively, the "Permitted Exceptions").

This is IMPROVED property known as **2102 20th Avenue South; Nashville, TN 37212.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, except for the Permitted Exceptions; 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, his heirs and assigns, against the lawful claims of all persons whomsoever except for claims arising out of the Permitted Exceptions. 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 the 10th day of August, 2016.

The Grace Harding Harbison Irrevocable Marital Trust

BY: _____
James E. Harbison, Trustee

_____
Grace Louise Buell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James E. Harbison and Grace Louise Buell** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Trustees** of the **Grace Harding Harbison Irrevocable Marital Trust,** the within named bargainor, and Trust, and that they as such Trustees, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **James E. Harbison and Grace Louise Buell** as such **Trustees**.

Witness my hand and seal this the 10th day of August, 2016.

My Commission expires 9-11-2017

_____
Notary Public

V. JEAN MERKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017