THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16089059**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $414,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160079771 DEEDWARR
Recvd: 09/12/16 14:31 2 pgs
Fees:13.00 Taxes:1531.80
20160912-0095754

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jorin Haley Taylor	New Owner	Tax Parcel ID No.
5623 Tennessee Avenue		091-06-389.00
Nashville, TN 37029		091-06-392.00

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, **Wendell Harmer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jorin Haley Taylor**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel 1
Land in Davidson County, Tennessee, being Lot 1602, PLAN NO. 2 OF WEST NASHVILLE, BLOCK 203, as shown on plat of record in Plat Book 57, Pages 172-173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Wendell Harmer to Wendell Harmer as recorded on the 30th day of September, 2015 in Instrument No. 20150930-0099135; Warranty Deed from Patrick A. Julian, an unmarried person and Robert L. Julian and wife, Debra Julian to Wendell Harmer as recorded on the 27th day of May, 2015 in Instrument No. 20150527-0048583 and Warranty Deed from Curtis M. Groves and wife, Faith Groves to Patrick A. Julian, unmarried and Robert L. Julian and wife, Debra Julian as recorded on the 22nd day of November, 2005 in Instrument No. 20051122-0140918, in the Register's Office of Davidson County, Tennessee.

Parcel 2
Land in Davidson County, Tennessee, being the Westerly one-half of 57th Avenue North closed by Metro Ordinance No. 77-601 described in the deed of record in Book 5699, Page 576, Register's Office for Davidson County, Tennessee, as follows:

Said one-half of 57th Avenue North fronts 25 feet on the Southerly margin of Tennessee Avenue and abuts along the Easterly lot line of the property conveyed to Shirley Randall by deed from Leslie M. Bowden and wife, Earline D. Bowden, of record in Book 4582, Page 133, Register's Office for Davidson County, Tennessee, and extends back 150 feet to a dead line in the rear measuring 25 feet thereon.

Being the same property conveyed by Quitclaim Deed from Wendell Harmer to Wendell Harmer as recorded on the 30th day of September, 2015 in Instrument No. 20150930-0099132; Warranty Deed from Patrick A. Julian, an unmarried person and Robert L. Julian and wife, Debra Julian to Wendell Harmer as recorded on the 27th day of May, 2015 in Instrument No. 20150527-0048583 and Warranty Deed from Curtis M. Groves and wife, Faith Groves to Patrick A.

Julian, unmarried and Robert L. Julian and wife, Debra Julian as recorded on the 22nd day of November, 2005 in Instrument No. 20051122-0140918, in the Register's Office of Davidson County, Tennessee.

Subject property is not marital residence of the Grantor.

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 PLAN NO. 2 OF WEST NASHVILLE, BLOCK 203, as recorded in Plat Book 57, Page(s) 172-173.

Encroachment of driveway noted in deed recorded in Book 6003, Page 335 along Westerly margin of lot (see copy).

Restrictive Covenant for Detached Structure recorded at Instrument No. 20151112-0115061. (as to Parcel 1)

Easement retained by Metro recorded in Book 5699, Page 576 (see copy).

This is improved property located at 5623 Tennessee Avenue (as to Parcel 1) and 5621 Tennessee Avenue Nashville, TN 37029.

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 1st day of September, 2016.

Wendell Harmer by _____, Attorney in Fact
Wendell Harmer
By: Will Chapman, 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, **Will Chapman,** 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 the **Attorney-in-fact for Wendell Harmer,** of 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 1st day of September, 2016.

_____
Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

My Commission Expires: _____