BILL GARRETT, Davidson County
Trans:T20160080664 DEEDWARR
Recvd: 09/14/16 15:57 5 pgs
Fees:28.00 Taxes:1461.50
20160914-0096867

GENERAL WARRANTY DEED

This Instrument prepared by:
SHERRARD ROE VOIGT & HARBISON, PLC (SWF)
150 Third Avenue South, Suite 1100
Nashville, Tennessee 37201

GRANTOR: **JAMES E. HARBISON AND GRACE LOUISE BUELL, CO-TRUSTEES, OF THE GRACE HARDING HARBISON IRREVOCABLE MARTIAL TRUST**

GRANTEE: **JWMJ LEAD, LLC**

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel ID No.
JWMJ Lead, LLC c/o Jackson Watts Moore 1218 Forrest Park Dr. Nashville, TN 37205	Same	104-10/18

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES E. HARBISON AND GRACE LOUISE BUELL, CO-TRUSTEES OF THE GRACE HARDING HARBISON IRREVOCABLE MARITAL TRUST** (hereinafter, "**GRANTOR**"), hereby bargain, sell, transfer and convey to **JWMJ Lead, LLC,** (hereinafter, "**GRANTEE**"), and Grantee's successors and assigns, all of Grantor's right, title and interest in following described parcel of real estate located in Davidson County, Tennessee more particularly described on Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the **GRANTEE**, its successors and assigns forever.

GRANTOR covenants that **GRANTOR** is lawfully seized and possessed of the Property in fee simple, the **GRANTOR** has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit "B" attached hereto, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit "B", **GRANTOR** does further covenant and binds itself, its heirs, successors and assigns to warrant and forever defend title to the Property herein conveyed, to the **GRANTEE**, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 9th day of September, 2016.

James E. Harbison, Co-Trustee of the Grace Harding Harbison Irrevocable Marital Trust

Grace Louise Buell, Co-Trustee of the Grace Harding Harbison Irrevocable Marital Trust

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared James E. Harbison, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is the within named bargainor, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

WITNESS my hand and seal at office on this the 9th day of September, 2016.

Notary Public

My commission expires: 9/11/2017

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

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Grace Louise Buell, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that she is the within named bargainor, and who further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

WITNESS my hand and seal at office on this the 9th day of September, 2016.

Notary Public

My commission expires: 9/11/2017

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value for this transfer is $395,000.00.

Affiant

Sworn to and subscribed before me this 9TH day of September, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

EXHIBIT "A"

Property Description

Parcel:

Land in Davidson County, Tennessee, being parts of Lots Nos. 22 and 23 in the Plan of Joseph Warner Subdivision, plan of which subdivision is of record in Book 332, Page 154, Register's Office for Davidson County, Tennessee, described more particularly as follows:

Being the southerly 34 feet of Lot No. 22 and the northerly 26 feet of Lot 23, and beginning on the easterly margin of Elmington Avenue, at Anderson's northwest corner being 162 feet northerly from the northerly margin of Early Avenue (now Byron Avenue); thence with said Anderson's northerly line eastwardly 189 feet more or less; to the westerly line of Lot No. 25; thence with the westerly line of Lot 25 and Lot 20, northwardly 59 feet more or less, to Harris' southeast corner, thence with Harris' south line, westwardly 185 feet more or less, to the easterly margin of Elmington Avenue; thence with the easterly margin of said Elmington Avenue, southwardly 60 feet to the point of 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 by deed from Grace Harding Harbison, of record in Instrument No. 20060109-0002962, Register's Office for Davidson County, Tennessee.

This improved property, known as 204A Elmington Avenue, Nashville, TN 37205.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2016, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 154, Register's Office for Davidson County, Tennessee.

3. Lease Agreement dated May 30, 2015, between Grace Harding Harbison Irrevocable Marital Trust ("Landlord") and Kim Dougherty ("Tenant") for property located at 204A Elmington Avenue, Nashville, Tennessee 37205.

4. Metropolitan Nashville Davidson County Water Services ("Metro") shows in service sewer main running thru the Property. Metro may have an easement or other rights for such sewer main located on the Property.