THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16099176** LAWYER'S ESCROW SERVICE, INC. 2021 RICHARD JONES ROAD, SUITE 220 NASHVILLE, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $ 400,000 00 Affiant Subscribed and sworn to before me, this 31st day of October, 2016. Notary Public My Commission Expires: 5-6-19

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

WARRANTY DEED

Address New Owner: Matt Nelson and John Frank Thomas, II 1009 A 5th Street North Nashville TN 37207	Send Tax Bills To: US Bank PO Box 20005 Owensboro Ky 42304	Tax Information: Tax Parcel ID No. 082-04-0A-001.00 CO

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, **Terence Harris and Tina Harris, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew S. Nelson, an unmarried man and John F. Thomas, II, married, as tenants in common with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A", on the Horizontal Property Regime for 1009 North 5th Street Cottages, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140730-0067949, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to TERRENCE HARRIS, by deed from CAROLYN WALKER, UNMARRIED, of record in Instrument No. 20070302-0025987, dated February 28, 2007, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 082-04-0A-001.00 CO.

Davidson County taxes for 2015, Map-Par. 082-04-0A-001.00 CO, $1,002.55, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 57, page 82, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special

BILL GARRETT, Davidson County
Trans:T20160099098 DEEDWARR
Recvd: 11/09/16 10:13 2 pgs
Fees:13.00 Taxes:1480.00
20161109-0118444

assessments, charges and liens, contained in an instrument of record in Instrument No. 20140730-0067949, said Register's Office.

This is improved property located at 1009 A 5th Street North Nashville TN 37207

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 31st day of October, 2016.

Terence Harris
Tina Harris by Tina Harris Attorney in fact

By: Tina Harris, Attorney-in-Fact

Tina Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tina Harris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Terence Harris, 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 31st day of October, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018