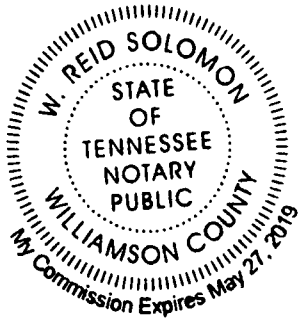


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $277,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of November, 2016.

Notary Public

My commission expires: 5-27-19

BILL GARRETT, Davidson County
Trans:T20160099964 DEEDWARR
Recvd: 11/14/16 09:16 2 pgs
Fees:13.00 Taxes:1024.90
20161114-0119442

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matt Blum and Amy Shifflett	**Matt Blum and Amy Shifflett**	**072-11-0-164.00**
1412 Litton Avenue	**1412 Litton Avenue**	
Nashville, TN	**Nashville, TN**	

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 considerations, the receipt of which is hereby acknowledged, I,

Meredith Alvarez and Eric Alvarez, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matt Blum and Amy Shifflett, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING Lot No. 10 on the Plan of Montgomery Heights, part of the Litton Lands of record in Plat Book 332, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Meredith Haugner and Eric Alvarez by Warranty Deed from Sheri Prosser, a married woman, of record as Instrument No. 20121228-0119837 in the Register's Office for Davidson County, Tennessee; the said Meredith Haugner having since married Eric Alvarez and is now known as Meredith Alvarez

This is improved property known as 1412 Litton Avenue, Nashville, TN .

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of November, 2016.

Meredith Alvarez

Eric Alvarez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Meredith Alvarez and Eric Alvarez, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of November, 2016.

Notary Public

My Commission Expires: 8.21.17



SolomonParks File No. 316340