BILL GARRETT, Davidson County
Trans:T20160106240 DEEDWARR
Recvd: 12/02/16 13:22 4 pgs
Fees:22.00 Taxes:0.00
20161202-0126749

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Warren M. Smith, Esq.
214 Second Ave. North, Suite 100 Nashville, TN 37201
This document prepared based upon information supplied by the parties.

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Jeff Hale **1305 Davidson Street** **Nashville, TN 37206**	**New Owners**	**09405008200**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is $ 50.00

Affiant

Sworn to and subscribed before me this 29th day of November, 2016.

Notary Public

My commission expires: May 8th 2018

THOMAS M. EVANS, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Morris Goodman** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Jeff Hale** (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is unimproved property known as **1305 Davidson Street, Nashville, TN 37206.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 set its hand on this 29th day of November, 2016.

GRANTOR:

Morris Goodman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Morris Goodman, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of November, 2016.

THOMAS M EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 8-4-2018

Exhibit A

Legal Description

Land in Davidson County, Tennessee, described as follows:

Lot No. 38 on the Map of Shelby Heights Subdivision, Section 1, revised, as of record in Book 2330, page 171, Registers Office for Davidson County, Tennessee.

Said Lot 38 fronts 50.0 feet on the north margin of Davidson Street and extends back 103.8 feet on the westerly line and 114.2 feet on the easterly line, to a dead line, measuring 51.0 feet thereon.

Being the same property conveyed to Jeff Hale by Quitclaim Deed from Morris Goodman in Instrument No 20101122-0093159, dated November 22, 2010, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 09405008200