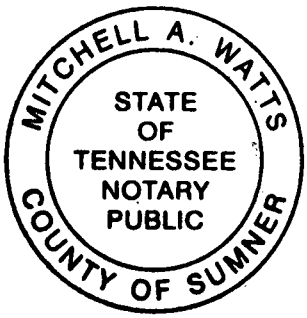
 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $349,900.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2016. Notary Public My commission expires: 8.21.17

THIS INSTRUMENT PREPARED BY:
Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John P. Jhant, III	**John P. Jhant, III**	**081-16-0-665-00**
926 Phillips Street	**926 Phillips Street**	
Nashville, TN 37208-3142	**Nashville, TN 37208-3142**	

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,

Paige Harris and Krista Ann Gyarmati, a married couple

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

John P. Jhant, III, unmarried

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

BEING Lot No. 1 on the Plan of Phillips Street of record in Plat at Instrument No. 20000719-0071314, 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 Paige Harris, an unmarried woman, and Krista Ann Gyarmati, an unmarried woman, by Warranty Deed from Gregg A. Hamilton, married, of record as Instrument No. 20131024-0110916 in the Register's Office for Davidson County, Tennessee; the said Paige Harris and Krista Ann Gyarmati having since married.

BILL GARRETT, Davidson County
Trans:T20160106398 DEEDWARR
Recvd: 12/02/16 15:33 2 pgs
Fees:13.00 Taxes:1294.63
20161202-0126974

This is improved property known as 926 Phillips Street, Nashville, TN 37208-3142.

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 Davidson 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 30th day of November, 2016.

Paige Harris

Krista Ann Gyarmati

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, Paige Harris and Krista Ann Gyarmati, 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 30th day of November, 2016.

Notary Public

My Commission Expires: 6.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316358