RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170015755 DEEDWARR
Recvd: 02/22/17 14:22 3 pgs
Fees: 18.00 Taxes: 2490.10
20170222-0017915

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $673,000.00.

Affiant

Subscribed and sworn to me on February 22, 2017.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30193SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jane Chera 609 Linden Square Nashville, TN 37215	NEW OWNER	104-04-114.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Harry R. Sanders, married**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Jane Chera**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Map of Henry J. Lamar Washington Subdivision of Lot No. 14 of the O. B. Hayes Rokeby Subdivision of record in Plat Book 421, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 50 feet on the westerly side of 17th Avenue South and runs back between parallel lines, 156.6 feet to an alley.

Being the same property conveyed to Harry R. Sanders by deed from Ray Ragsdale et ux Penny J. Ragsdale of record in Book 5482, page 928, Register's Office for Davidson County, Tennessee, recorded on August 16, 1979. Harry R. Sanders is also known as Harry Roy Sanders, Jr.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Subject property is commercial property. This property is not Grantor's marital residence and as such is not subject to any homestead, dower, or other marital interest.

This property is also known as improved property located at 1027-A 17th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

[SIGNATURES FOLLOWING ON PAGE 3]

WITNESS my/our hand(s) this 22nd day of February, 2017.

Harry R. Sanders

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared ~~Atlanta Deferred Exchange, Inc., as Intermediary for~~ Harry R. Sanders, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~(s)~~he executed the same as ~~his/her~~ free act and deed.

Witness my hand and official seal on February 22, 2017.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY