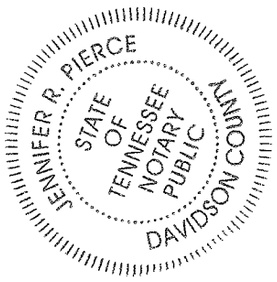
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of March, 2017.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan Harris	New Owner	04214008800
110 30th Avenue South		
Nashville, TN 37212	,	

Davidson County DEEDWARR
Recvd: 03/15/17 14:03 2 pgs
Fees:13.00 Taxes:555.00
20170315-0025456

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kevin Ensley Bayless, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan Harris** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being land in Davidson County, Tennessee, being in the 11th Civil District of Davidson County, Tennessee, and being part of a tract marked "For Future Development", on the Plan of Head's Addition as of record in Book 1835, Page 100, Register's Office for Davidson County, Tennessee and described according to a survey by John Kohl and Company, dated March 8, 1985, as follows:

Beginning at a point in easterly margin of Head Drive, as widened by a conveyance to State of Tennessee, Department of Highways recorded in Book 4029, Page 705, said point being 2 deg. 45' West 266.8 feet from the south margin of Old Hickory Boulevard, as shown on the above referred plan, being the northeast corner of the property conveyed to the State of Tennessee by deed in Book 4029, Page 705 to widen Head Drive; thence with the margin of said Drive, as widened, South 2 deg. 45' West 125 feet to the Northwest corner of the property conveyed to William Hershell Moore and wife, in Book 2105, Page 605, Register's Office for Davidson County, Tennessee; thence with Moore's North line South 87 deg. 15' East 140 feet to a point in the West line of Lot 4 Head's Addition; thence with the West line of Lots 3 and 4, North 2 deg. 45' East 125 feet to a point; thence North 87 deg. 15' West 140 feet to the point of beginning.

Being the same property conveyed to Kevin Ensley Bayless from James R. Sadler and wife, Betty S Sadler by a Warranty Deed on March 26, 2008, of record in Instrument Number 20080402-0033088, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1835, Page 100, Register's Office for Davidson County, Tennessee.

This is improved property known as: **105 Head Drive, Nashville, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this March 2, 2017.

Kevin Ensley Bayless

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin Ensley Bayless** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 2, 2017

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.