THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M175964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2017.

Notary Public
My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20170027693 DEEDWARR
Recvd: 04/03/17 10:23 2 pgs
Fees:13.00 Taxes:658.60
20170403-0032039

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Michaels 5410 Illinois Avenue Nashville, TN 37209	New Owner	091-10-0-370.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kathy J Garrison**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto David Jonathan Herbert Michaels, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Revised Plan of Section One, Morrow Meadows, as of record in Book 2083, Page 105, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the Northerly margin of Illinois Avenue at the common corner of Lots 80 and 81; thence with the line between said lots, Northwesterly 79.1 feet to a corner of Lot 82; thence with the line between Lots 81 and 82, Northeasterly 77.6 feet to the Westerly margin of Morrow Road; thence with the margin of the same Southeasterly 71 feet to the beginning of a curve; thence with said curve, Southerly and Southwesterly 46.45 feet to a point on the Northerly margin of Illinois Avenue; thence with the margin of the same, Southwesterly 65.55 feet to the beginning.

Being the same property conveyed to Kathy J. Garrison by Warranty Deed from Clarence N. Matthews, recorded on the 1st day of November, 2012 in Instrument No. 20121101-0100438, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 5410 Illinois Avenue, Nashville, TN 37209.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant

right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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. Whenever 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, Grantor has executed this instrument on this 29th day of March, 2017.

X Kathy J. Garrison
Kathy J Garrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kathy J Garrison**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

Notary Public
My Commission expires: _____