Davidson County DEEDWARR
Recvd: 04/28/17 14:28 2 pgs
Fees:13.00 Taxes:1110.00
20170428-0042053

WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$300,000.00.**

Affiant

Subscribed and sworn to before me this 26 day of April, 2017.

Notary Public
My Commission expires:
(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:
YMZ Partners, LLC	New Owner	08108019100 and 08108019000
4301 Hillsboro Pike Suite 100		
Nashville, TN 37205		

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, **Georgia Eloise Harris a/k/a Georgia Harris, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **YMZ Partners, LLC, a Tennessee limited liability company**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

700 Buchanan Street Nashville, Tennessee - Map & Parcel 08108019100

Land in Davidson County, Tennessee, being the easterly 56 feet of Lot No. 408 and the easterly 56 of Lot No. 410 on the Map of North Nashville Realty Company, of record in Book 21, Page 105, Register's Office for said County, more particularly described according to a survey dated June 18, 1951, made by Norris H. Hickerson, Surveyor, as follows:

Beginning at an iron pin in the north margin of Buchanan Street, 56 feet west of the southwest corner of the intersection of said Buchanan Street and 7th Avenue North; thence North 32 degrees West 80 feet to an iron pin; thence North 58 degrees East 56 feet to an iron pin in the West margin of 7th Avenue North; thence South 32 degrees East along the West margin of said Avenue 80 feet to an iron pin; thence South 58 degrees West 56 feet to the point of beginning.

Being the same property conveyed to Calvin Harris and wife, Georgia E. Harris, by Quitclaim Deed from Robert W. Rutherford, Trustee of record in Book 5869, Page 200, Register's Office for Davidson County, Tennessee. Further conveyance vesting Georgia Eloise Harris and divesting Calvin P. Harris, by Final Divorce Decree on March 23, 2000, of record in Instrument Number 20000328-0031018, Register's Office for Davidson County, Tennessee.

706 Buchanan Street Nashville, Tennessee - Map & Parcel 08108019000

Being the westerly 56 feet of the easterly 112 feet of Lot No. 408 and the westerly 56 feet of the easterly 112 feet of the southerly 30 feet of Lot No. 410, on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, said Register's Office. Said parts of said lots front 56 feet on the northerly side of Buchanan Street and run back between parallel lines to and 56 feet West of 7th Avenue North, 80 feet to a dead line.

Being the same property conveyed to Georgia Harris from Collie Partners, L.P. by Warranty Deed on February 11, 2004, of record in Instrument Number 20040224-0020707, Register's Office for Davidson County, Tennessee.

The property is subject to:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- All matters as shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

This is improved property known as: **700 and 706 Buchanan Street, Nashville, TN 37208**

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 April 26, 2017.

Georgia Eloise Harris
Georgia Eloise Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Georgia Eloise Harris a/k/a Georgia Harris** 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 April 26, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic versic 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K. CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON