BILL GARRETT, Davidson County
Trans:T20170039828 DEEDWARR
Recvd: 05/10/17 10:51 2 pgs
Fees:13.00 Taxes:1317.20
20170510-0046348

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $356,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2017.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, 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
Christopher W. Austin and Margaret I. Austin	new owner	**072-03-0-113.00**
1143 Howard Avenue		
Nashville, TN 37216-2714		

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,

Crystal Whitley, unmarried, and Russell McGehee, unmarried

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

Christopher W. Austin and Margaret I. Austin, husband and wife

(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 easterly 50.00 feet of Lot No. 166 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 166 fronts 50.00 feet on the northerly side of Howard Avenue and runs back between parallel lines with the westerly margin of Katherine Street 205.0 feet to a dead line.

BEING the same property conveyed to Crystal Whitney, a single woman, and Russell McGehee, unmarried, by Warranty Deed from Naomi R. Higginbotham now known as

Naomi R. Higginbotham Hylbert, of record as Instrument No. 20090623-0058287 in the Register's Office for Davidson County, Tennessee, and as corrected by Scrivener's Affidavit of record as Instrument No. 20170505-0044992 in the said Register's Office.

This is improved property known as 1143 Howard Avenue, Nashville, TN 37216-2714.

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 the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Inglewood Place of record in Plat Book 332, page 101, 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 5th day of May, 2017.

Crystal Whitley

Russell McGehee by Crystal Whitley, his attorney in fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Crystal Whitley, 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, individually and as the free act and deed of the said Russell McGehee as his attorney in fact.

Witness my hand and official seal this 5th day of May, 2017.

Notary Public

My Commission Expires: 8.21.17

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

SolomonParks File No. 317131