

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of May, 2017.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170042419 DEEDWARR
Recvd: 05/18/17 12:36 2 pgs
Fees:13.00 Taxes:1609.50
20170518-0049461

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James D. Green and Louisa D. Green	newowners	091-15-0-207.00
326 51st Avenue		
Nashville, TN 37209		

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,

Jennifer Orr Locklin and husband, Hank Adam Locklin

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

James D. Green and Louisa D. Green, 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 the Northwestern most part of Block 9 on the Plat of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of the Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

BEGINNING at a point at the Southeast corner of 10th Street and First Avenue (now 51st Street at Park Avenue); thence with the Easterly margin of 51st Avenue Southerly 50 feet; thence parallel with the said Park Avenue Easterly 150 feet to the Westerly margin of an alley; thence with the said alley Northerly 50 feet to the Southerly margin of Park Avenue; thence with Park Avenue Westerly 150 feet to the beginning.

BEING the same property conveyed to Jennifer Orr Locklin and husband, Hank Adam Locklin, by Warranty Deed from Murray Huber and wife, Carol Huber of record as Instrument No. 20041129-0141299 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 326 51st Avenue, Nashville, TN 37209.

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 record in Plat Book 421, Page 18, 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 12th day of May, 2017.

Jennifer Orr Locklin by Christie Wilson, her attorney in fact
Jennifer Orr Locklin by Christie Wilson,
Her Attorney-In-Fact

Hank Adam Locklin
Hank Adam Locklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Hank Adam Locklin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 12th day of May, 2017.

Notary Public

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8.4.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Jennifer Orr Locklin and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Jennifer Orr Locklin.

Witness my hand and official seal this 12th day of May, 2017.

Notary Public

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8.4.20

SP 11/2015