WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Breedlove	Daniel Breedlove	094-13-0 006.00 094-13-0 018.00
(NAME)	(NAME)	
17 and 20 Keith Street	17 and 20 Keith Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Robert J. Joslin Jr. and James A. Lewis,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Breedlove,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 17 and 20 Keith Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hands this 7th day of July, 2017.

Robert J. Joslin Jr.

James A. Lewis

BILL GARRETT, Davidson County
Trans: T20170058581 DEEDWARR
Recvd: 07/10/17 11:13 3 pgs
Fees: 18.00 Taxes: 1480.00

20170710-0069006

State of Tennessee
County of Williamson

Personally appeared before me Robert J. Joslin Jr. and James A. Lewis, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of July, 2017.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 12017

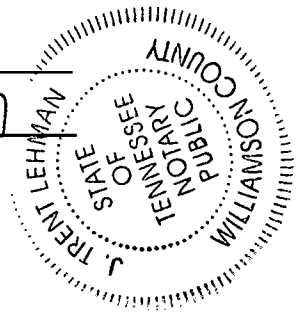


EXHIBIT "A"
LEGAL DESCRIPTION

Tract I
Being the southerly 15 feet of Lot No. 4 and the northern 20 feet of Lot No. 5 of Block "J" of the Hermitage Addition of Nashville, Davidson County, Tennessee, of record in Book 57, Page 42, 43, and 108, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Joslin, Jr. and James A. Lewis by Quitclaim Deed from Amanda Vaughn, Trustee recorded on November 15, 2011, of record in Instrument No. 20111115-0089198, Register's Office for Davidson County, Tennessee.

Tract II
Land in Davidson County, Tennessee, being the Northerly 33 1/3 feet of Lot No. 7, Block "K" on the Plan of Hermitage Addition to Nashville of record in Plat Book 57, Page 43, and amended in Book 57, Page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Joslin Jr. and James Lewis by Warranty Deed from Alexine P. Hickerson, unmarried recorded on October 9, 2001, of record in Instrument No. 20011009-0109969, Register's Office for Davidson County, Tennessee.