STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2017.

Notary Public
MY COMMISSION EXPIRES: 7.19.21
File No. G17-8961D

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

Bill Garrett Davidson County
Batch# 354 DEEDWARR
09/12/2017 11:18:43 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20170912-0093263

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard Cohen Black (NAME)	Richard Cohen Black (NAME)	083-09-0-068.00
1308 Gartland Avenue (STREET ADDRESS)	~~1308 Gartland Avenue~~ PO Box 6717 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	~~Nashville, TN 37206~~ Jackson, MS 39282 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Christopher M. Austin, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Cohen Black**, 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:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 6 on the plan of BLOCK NO. 2 ON THE PARTIAL PLAN OF THE PROPERTY OF THE EAST ADDITION REAL ESTATE COMPANY, as shown by plat of record in Book 161, Page 73, in the Register's Office for Davidson County, Tennessee.

Said east half of Lot No. 6 fronts 50 feet on the south side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Christopher A. Austin from Thomas Coty Brett and Mary Alden Brett, husband and wife, by Deed dated March 14, 2014, as Instrument No. 20140402-0027548, in the Register's Office for Davidson County, Tennessee.

The said Christopher A. Austin and Christopher M. Austin is one and the same person.
Marilyn Austin joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 161, page 73, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

8961

This is improved property, known as 1308 Gartland Avenue, Nashville, TN 37206.

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. 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.

Witness my/our hand(s) this 8th day of September, 2017.

X _____ September 08, 2017
Christopher M. Austin Date

X _____ September 08, 2017
Marilyn Austin Date

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 Christopher M. Austin and Marilyn Austin, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of September, 2017.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066