Bill Garrett Davidson County
Batch# 26149 DEEDWARR
11/15/2017 03:50:04 PM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20171115-0117568

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913462**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00. Affiant Subscribed and sworn to before me, this 13th day of November, 2017. Notary Public My Commission Expires: 5-3-21

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

WARRANTY DEED

Address New Owner: Brad Smith and Lauren Smith 714 Russell Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-16-0-133.00 082-16-0-134.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David L. Haverkamp, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blaine H. Smith, as Trustee of The Russell Street Trust, dated October 10, 2017**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 46 and the westerly 15 feet of Lot No.47 on the Plan of Hobson and Wheless' Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 21, Register' s Office for Davidson County, Tennessee.

Said parts of Lots Nos. 46 and 47 front together 20 feet on the southerly side of Russell Street and run back between parallel lines 170 feet to an alley.

TRACT 2:

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 47 and the westerly 10 feet of Lot No. 48 in Hobson and Wheless' Second Addition to Edgefield, now East Nashville, a plan of which is of record in Book 21, page 21, Register' s Office for Davidson County, Tennessee.

Said parts of lots front together 45 feet on the southerly side of Russell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to DAVID L. HAVERKAMP and BENJAMIN E. NANCE, JOINT TENANTS, by deed from DAVID YOUNG PARKER and wife, SANDRA RHODES PARKER AKA SANDRA R. PARKER, of record in Instrument No. 20160404-0031871, dated April 1, 2016, said Register's Office.

BENJAMIN E. NANCE conveyed his interest to DAVID P. HAVERKAMP, by quitclaim deed of record in Instrument No. 20171010-0103778, dated October 10, 2017, said Register's Office. Grantor's name being incorrectly referred to as David Pl Haverkamp, an unmarried man in Instrument No. 20171010-0103778. Grantor's name should have read David L. Haverkamp, an unmarried man.

Together with an appurtenant Agreement for Easement for Encroachment of Retaining Wall and Fence of record in Instrument No. 20160318-0025832, said Register's Office.

TRACT 3:

Being part of Lots 48 and 49 on the Plan of Hobson and Wheless' Second Addition to Edgefield, of record in Book 21, page 21, Register' s Office for Davidson County, Tennessee, more particularly described according to a survey made by Barge, Waggoner & Sumner, Civil Engineers, on January 12, 1971, as follows:

Beginning at an iron pin in the southerly margin of Russell Street, said iron pin being located 75 feet West of the southwest intersection of Russell and South Eight Street; thence South 24 degrees 43' East 170 feet to an iron pin in the north margin of Alley No. 260; thence with the margin of said Alley, South 65 degrees 13' West 65 feet to an iron pin; thence North 24 degrees 43' West 170 feet to an iron pin in the south margin of Russell Street; thence with the margin of same, North 65 degrees 13' East 65.00 feet to the beginning point.

Being part of the same property conveyed to DAVID L. HAVERKAMP by deed from DAVID YOUNG PARKER and wife, SANDRA RHODES PARKER AKA SANDRA R. PARKER, of record in Instrument No. 20160407-0033485, dated April 4, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 082-16-0-133.00 and 082-16-0-134.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 21, page 21, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4553, page 261, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20160812-0084014, said Register's Office.

Agreement for Easement for Encroachment of Retaining Wall and Fence of record in Instrument No. 20160318-0025832, said Register's Office.

This is improved property located at 714 Russell Street Nashville TN 37206 and 716 Russell Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2017.

David L. Haverkamp by Kate Rosenthal, attorney in fact
David L. Haverkamp by Kate Rosenthal,
his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for David L. Haverkamp, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of November, 2017.

J anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018