WARRANTY DEED

Bill Garrett Davidson County
Batch# 27261 DEEDWARR
11/17/2017 09:54:26 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20171117-0118145

O-VRES-17-2224H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2017.

Dana Delvecchio
Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELVECCHIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-6-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dreaminc.	**New Owner**	
(NAME) **1111 12th Avenue South**	(NAME)	**PARCELS 104150144.00 AND 104150145.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SALLY BRUNSON SCOTT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DREAMINC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I: 2224 Blair Blvd.
Land in Davidson County, Tennessee, being All of Lot No. 25 and the Westerly 15 feet of Lot No. 24 on the Plan of St. Bernard Place of record in Plat Book 161, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 and portion of Lot No. 24 front together 65 feet on the northerly side of Blair Boulevard and extend back 132.33 feet, more or less, on the easterly line and 132.06 feet on the westerly line to an alley, measuring 65 feet thereon.

Tract II: 0 Blair Blvd.
Land in Davidson County, Tennessee, being the Easterly 35 feet Lot No. 24 and the Westerly 25 feet of Lot No. 23 on the Plan of St. Bernard Place of record in Plat Book 161, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said portion of Lot No. 24 and portion of Lot No. 23 front together 60 feet on the northerly side of Blair Boulevard and extend back 133.16 feet, more or less, on the easterly line and 132.33 feet on the westerly line to an alley, measuring 60 feet thereon.

Being the same property conveyed to Sally Brunson Scott by Quitclaim deed from Sally B. Scott, Trustee of record in Instrument No. 20100527-0041105 Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on May 27, 2010.

NOTE: HENRY PAUL SCOTT JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Easement Agreement recorded in Instrument Number 20171117-0118144;
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2224 and 0 Blair Blvd. (Parcels 104150144.00 and 104150145.00), Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 15th DAY OF NOVEMBER, 2017.

Sally Brunson Scott

Sally Brunson Scott

Henry P. Scott

Henry Paul Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SALLY BRUNSON SCOTT and HENDRY PAUL SCOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212