THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180114657** Bill Garrett Davidson County Batch# 57587 DEEDWARR 02/12/2018 09:45:16 AM 2 pgs Fees: $13.00 Taxes: $1,461.50 20180212-0013651	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 9th day of February, 2018. Notary Public My Commission Expires:

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Daniel R. Green 2810 Columbine Place Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-07-0-235.00,092-07-0-

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, **Joseph D. Claybon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel R. Green, married** ("Grantees"), its 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 Lot No. 20 on the Plan of Map of T. J. Harding's Subdivision of Lot No. 6 Elizabeth Harding Lytle Tract of record in Plat Book 161, Page 11, 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. 20 fronts 50 feet on the Easterly side of St. Charles Street and runs back between parallel lines, 125 feet to an alley and is the property that was conveyed to Hattie Webb by Deed from J. D. Goodpasture, and wife, recorded in Book 600, Page 21, of said Register's Office.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Map of T. J. Harding's Subdivision of Lot No. 6 Elizabeth Harding Lytle Tract of record in Plat Book 161, Page 11, 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. 22 fronts on the East side pf St. Charles Street and runs back Eastwardly 125 feet between parallel lines to an alley.Being the same property conveyed to Joseph D. Claybon, unmarried by Warranty Deed from Howard L. Caughron, married of record in Instrument No. 20080102-0000129 Register's Office for Davidson County, Tennessee, dated December 19, 2007 and recorded on January 02, 2008. (Value of consideration shown in aforementioned deed $25,000.00.)

Being also known as 750 22nd Avenue North Nashville, Tennessee 37208.

(As to Tract 2) Affidavit of Heirship (Real Estate) recorded in Book 6623, Page 578 and Book 6623, Page 576, Register's Office in Davidson County, Tennessee.

Being the same property conveyed to Virginia H. Collier, William H. Ross, Sr. and Marvin E. Ross, Sr. by Quitclaim Deed from Myrella Ross Christmon and Rosevelt Ross of record in Book 9589, Page 952, Register's Office for Davidson County, Tennessee, dated July 21, 1994 and recorded on February 6, 1995. (Value or consideration shown in aforementioned deed $1.00.)

Virginia H. Collier died December 28, 2002 and William Harris Ross, Sr. died June 25, 2014. Alvin N. Collier, one of Virginia Collier's heirs died April 15, 2010 and Sidney Perry McGarr, Jr. died June 19, 2016.

Said property has been conveyed to Patricia Collier, Marvin E. Ross, Sr., William H. Ross, Jr., Carolyn A. Ross, Dorothy Jeter, Delmas McGarr Sr., Van Collier Sr., Timothy Collier, Christine D. McGarr, Sidney McGarr and Christine McGarr by Affidavit of Heirship of record at Instrument No. 20170719-0072901, Instrument No. 20170719-0072902, Instrument No. 20170719-0072903 and Instrument No. 20170719-0072904, Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on July 19, 2017.

Being the same property conveyed to Joseph D. Claybon, unmarried by Warranty Deed from Patricia Collier, Marvin E. Ross, Sr., William H. Ross, Jr., Carolyn A. Ross, Dorothy Jeter, Delmas McGarr Sr., Van Collier Sr., Timothy Collier, Christine D. McGarr, Sidney McGarr and Christine McGarr of record in Instrument No. 20170719-0072915 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 19, 2017. (Value of consideration shown in aforementioned deed $107,400.00.)

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.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
Taxes for the year 2017, a lien due and payable, but not delinquent.
Taxes for the year 2018, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 161, Page 11, Register's Office for Davidson County, Tennessee.

This is improved property located at 746 & 750 22nd Avenue North Nashville TN 37208

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 9th day of February, 2018.

Joseph D. Claybon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph D. Claybon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2018.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021