THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516133

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $404,500.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 102985 DEEDWARR
06/11/2018 11:19:55 AM 2 pgs
Fees: $13.00 Taxes: $1,496.65

20180611-0055739

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Goodman 2120 Blair Boulevard Nashville TN 37212	New Owner	Tax Parcel ID No. 104-15-0-163.00

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, **Connor M. Blair, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Goodman, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 34 feet of Lot No. 96 and the westerly 16 feet of Lot No. 97 on the Map of Sunset Park Subdivision, of record in Book 332, Page 132, and described according to a loan survey by Hal R. Swann, Jr., Surveyor, March 28, 1959, as follows:

Beginning at a point in the southerly margin of Blair Boulevard, 166 feet more or less east of the easterly margin of 25th Avenue South; thence southerly and parallel to said avenue 160.5 feet more or less to a point; thence westerly along the southerly margin of Lot No. 96, 34 feet to the rear corner of Lots 96 and 97; thence continuing westerly along the rear line of Lot No. 97, 16 feet to a point; thence northerly and parallel to the easterly margin of 25th Avenue South 27.5 feet more or less to a point; thence westerly and parallel to the southerly margin of Blair Boulevard 4.5 feet to a point; thence northerly and parallel to easterly margin of 25th Avenue South 18.5 feet to a point; thence easterly and parallel to the southerly margin of Blair Blvd. 4.5 feet to a point; thence northerly parallel with the easterly margin of 25th Avenue South 114.5 feet to the southerly margin of Blair Boulevard; thence westerly and parallel to margin of said Boulevard 50 feet to the point of beginning.

Being the same property conveyed to CONNOR M. BLAIR, by deed from JAMES C. DISHMAN and ESTHER JUNE DISHMAN, husband and wife, of record in Instrument No. 20141125-0108763 , dated November 24, 2014 , said Register's Office.

Sarah Sockwell joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 104-15-0-163.00.

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 332, page 132, said Register's Office.

This is improved property located at 2231 Blair Boulevard Nashville TN 37212

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 7th day of June, 2018.

Connor M Blair by Kate Rosenthal attorney in fact

Connor M. Blair by Kate Rosenthal, his Attorney-in-Fact

Sarah Sockwell by Kate Rosenthal attorney in fact

Sarah Sockwell by Kate Rosenthal, her 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 (or proved to me on the basis of satisfactory evidence), 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 Connor M. Blair and Sarah Sockwell and that she is authorized by Connor M. Blair and Sarah Sockwell to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of June, 2018.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018