THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181018067**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00 Affiant Subscribed and sworn to before me, this 30th day of January, 2019. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 190444 **DEEDWARR**
01/31/2019 01:11:07 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20190131-0009437

WARRANTY DEED

Address New Owner: David Haverkamp and Benjamin Nance 700 12th Ave S #1402 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-0-046.00

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, **Daniel J. Watterson, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Earl Lee, LLC, a South Carolina Limited Liability Company**, ("Grantee"), its 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 westerly one-half of Lot 142, as shown on the map entitled Belmont Land Company's Plan, of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said westerly portion of Lot No. 142, which is a corner lot, fronts 50 feet on the northerly margin of Blair Boulevard, formerly Blair Avenue, and fronts 146 feet on the easterly margin of an unnamed right-of-way, and extends back 150 feet, more or less, on the easterly line and 50 feet on the northerly line to a point of intersection.

Being the same property conveyed to DANIEL J. WATTERSON, JR., by deed from RICHARD MOORE JR. and wife, ROYANNE MOORE, of record in Book 11100, page 521 , dated September 1, 1998 , said Register's Office. For further reference, see quitclaim deed of record in Instrument No. 20121119-0106713, dated October 29, 2012, said Register's Office.

Lisa Watterson 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 2019 and subsequent years for Map-Par. 104-16-0-046.00.

Matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2089, page 191 and Book 2093, page 107, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010322-0027633, said Register's Office.

This is improved property located at 1704 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 30th day of January, 2019.

Daniel J. Watterson, Jr.

Lisa Watterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel J. Watterson, Jr. and Lisa Watterson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022