Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0418

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2019

Notary Public

Commission Expires: 9/6/20

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ashley Blount and Michael Blount 522 South 14th Street Nashville, TN 37206	CAPSTAR BANK 2002 RICHARD JONES RD STE 300A NASHVILLE, TN 37215	094-01-0-034.01

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William T. Harris and Loree E. Harris, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Blount and Michael Blount, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being that portion of Eastside Avenue closed by City Ordinance No. 62-279 between Lot Nos. 113 and 114 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, as of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee.

Said part of closed street fronts 50 feet on the West side of South 14th Street and extends back 155.2 feet on the Northerly line, with the Southerly line of Lot No. 113 and 153.8 feet on the Southerly line, with the Northerly line of Lot No. 114, to an alley measuring 50 feet thereon.

Included but excluded from the above described tract is that portion conveyed to the Metropolitan Government of Nashville & Davidson County by Warranty Deed of record in Instrument No. 20040505-0051405, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of excluded portion.

Being the same property conveyed to William T. Harris and Loree E. Harris, husband and wife by Warranty deed from Pantheon Development, LLC of record in Instrument No. 20160509-0045856 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 09, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Karen Johnson Davidson County
Batch# 212434 DEEDWARR
04/01/2019 03:08:12 PM 2 pgs
Fees: $13.00 Taxes: $1,955.45

20190401-0029305

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 522 South 14th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of March, 2019.

William T. Harris

Loree E. Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William T. Harris and Loree E. Harris** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2019.

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON