THIS INSTRUMENT PREPARED BY:

Talbott P. Ottinger, Esq.
Maynard Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 305871 DEEDWARR
10/24/2019 02:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,813.00
20191024-0109227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2019.

Notary Public
My Commission Expires: May 3, 2021

DANIELLE E. DUNN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

GENERAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
James Albert Stein, Jr. 3304 Charlotte Avenue Nashville, Tennessee 37209	New Owner	092-09-0-360.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HARRELL L. ABBOTT and JOHN R. ABBOTT** (collectively "**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **JAMES ALBERT STEIN, JR.** ("**Grantee**"), its successors, heirs and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is unimproved property located at **3306 Charlotte Avenue, Nashville, Davidson County, Tennessee**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered and unrestricted, except as set forth on Exhibit B attached hereto, to which this conveyance is expressly made subject. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons, except as set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed to be effective for all purposes as of the ____ day of October, 2019.

Harrell L. Abbott

John R. Abbott

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **HARRELL L. ABBOTT**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2019.

Notary Public

My Commission Expires: May 3, 2021

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **JOHN R. ABBOTT**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2019.

Notary Public

My Commission Expires: May 3, 2021

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

EXHIBIT A

Legal Description

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 30 on the Map of the Subdivision of part of the Wilcox 25-acre tract of land, as of record in Book 161, Page 159, said Register's Office.

Said Lot No. 30 fronts 50 feet on the Northerly side of Charlotte Pike and runs back 139 feet on the Easterly line and 140 feet on the Westerly line to an alley and measures 50 feet thereon.

Being the same property conveyed to John R. Abbott and Harrell L. Abbott, each as to a one-half undivided interest by Deed of record in Book 5975, Page 123, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2019, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 161, Page 159, Register's Office for Davidson County, Tennessee.

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Talbott P. Ottinger

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: May 3, 2021

