THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 35473-05-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Teresa Tidwell Affiant Subscribed and sworn to before me this 29th day of June, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 429961 DEEDWARR
07/02/2020 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20200702-0071656

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James Boyd Haigh Haley Evans Haigh 5503B Kentucky Avenue Nashville, TN 37209	SAME	Map and Parcel No.: 091 06 0 346 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, **Chase Harriman and Hannah Lea Harriman f/k/a Hannah Ladendorf, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Boyd Haigh and Haley Evans Haigh, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5503B Kentucky Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of June, 2020.

Chase Harriman

Hannah Lea Harriman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chase Harriman and Hannah Lea Harriman, 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, at office, this 29th day of June, 2020.

Notary Public

My Commission Expires:

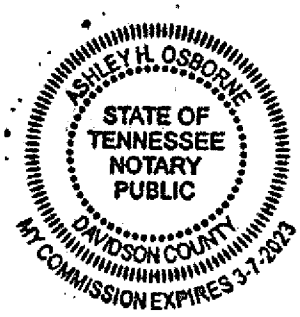


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1408 of Block 198 on the Plan of Extension of Plan No. 1 West Nashville, as of record in Plat Book 57, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Chase Harriman, an unmarried man, and Hannah Ladendorf, an unmarried woman, as tenants in common with right of survivorship, by deed dated August 15, 2017 from Shawn Meehan, married, of record in Instrument No. 20170817-0084595, Register's Office for Davidson County, Tennessee. The parties having since married. Hannah Ladendorf is now known as Hannah Lea Harriman.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 091 06 0 346 00.
2. All matters appearing on the Plan of record as Book 57, page 173, Register's Office for Davidson County, Tennessee.
3. Easement granted to the City of Nashville of record in Book 1493, pages 482 and 502, Register's Office for Davidson County, Tennessee.
4. Easement granted to Nashville, Chattanooga and St. Louis Railway of record in Book 340, page 553, Register's Office for Davidson County, Tennessee.

