THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12091947**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $119,000.00. Affiant Subscribed and sworn to before me, this 17th day of October, 2012. Notary Public My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner: Abbey Chamness 211 Peachtree Street Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-05-0-063

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, **Stephen Joseph Walsh, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abbey Chamness, unmarried**, ("Grantees"), 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 part of Lot No. 8 on the Plan of W.F. Davis' Subdivision of Block 22 of the Cumberland Nurseries of record in Plat Book 332, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 8 is more particularly described as follows at the southwest corner of Foster Avenue and Peachtree Street; thence southerly with the west line of Foster Avenue, 188 feet, more or less, to the northeast corner of part of said lot sold to Ruth Boone; thence 78.9 feet to the west boundary line to a point 50 feet north of the southwest corner of said lot; thence north 188 feet to the south line of Peachtree Street; thence easterly 78.9 feet to the point of beginning.

Being the same property conveyed to Stephen Joseph Walsh by Quitclaim Deed from Jill Elizabeth Walsh of record at Instrument No. 20120522-0044297, Register's Office for Davidson County, Tennessee, dated May 15, 2012.

Being the same property conveyed to Stephen Joseph Walsh, married by Warranty Deed from John L. Chambers, married of record at Instrument No. 20061103-0137255, Register's Office for Davidson County, Tennessee, dated October 31, 2006.

The execution of this instrument is effected by the signature of Andrea Roberts as Attorney in fact for Stephen Joseph Walsh, which Power of Attorney is recorded in Instrument Number 20121019009592S, said Register's Office.

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.

Taxes for the year 2013, a lien not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20120079521 DEEDWARR
Recvd: 10/19/12 09:02 2 pgs
Fees:13.00 Taxes:440.30
20121019-0095926

Subject to all matters shown on the Plan of record in Plat Book 332, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property located at 211 Peachtree Street Nashville TN 37210

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 17th day of October, 2012.

Stephen Joseph Walshby
Andrea Roberts as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Roberts,** with whom I am personally acquainted, 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 S Stephen Joseph Walsh,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of October, 2012.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014