BILL GARRETT, Davidson County
Trans:T20140043620 DEEDWARR
Recvd: 06/19/14 15:01 3 pgs
Fees:18.00 Taxes:2590.00

20140619-0053753

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Michael Ralsky Affiant Subscribed and sworn to before me, this 16th day of June, 2014. Notary Public My Commission Expires: 3/14/16

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-16

Address New Owner As Follows:
Michael Ralsky and Yvonne Ralsky
606 Westview Avenue
Nashville, TN 37205

Send Tax Bills To:
SAME AS NEW OWNER

Map-Parcel Number:
130 03 0 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS W. CHAPMAN AND WIFE, ALICE PEARSON CHAPMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL RALSKY AND WIFE, YVONNE B. RALSKY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots No. 157 and 159 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract and of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and being parts of Lots Nos. 20 and 21, Block 10, part of an unnamed street, and parts of Lots Nos. 1 and 2, Block 11, on the Plan of a resubdivision of part of said Royal Oaks Subdivision, of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, and being

shown as part of Lots Nos. 157 and 159 on an unrecorded plan of said Royal Oaks Subdivision by W.S. Southgate, Surveyor, and described according to a copy of a survey made by T.R. Sanford and Norris H. Hickerson, described as follows:

Beginning at an iron pin in the easterly margin of Westview Avenue, said point being 30 feet south of an iron pin at the southwest corner of the property formerly owned by L.W. Cherry but now owned by Dr. C.O. Rhea, said point being 30 feet south of the northwest corner of the property conveyed to Dr. C.O. Rhea, Jr. and wife, by Royal Oaks Land Co.; thence along the margin of Westview Avenue south 5 deg. West 245 feet to an iron pin; thence south 85 deg. East 200 feet to an iron pin; thence north 5 deg. East 245 feet to an iron pin which is 30 feet south of an inner corner of the property conveyed to Rhea and wife by deed from Royal Oaks Land Co.; thence westerly and parallel to and 30 feet south of the line of said property conveyed to Rhea by deed from Royals Oaks Land Co. 200 feet to the beginning.

Being the same property conveyed to Thomas Winn Chapman by Warranty Deed of record as Instrument No. 20030131-0014042, Register's Office for Davidson County, as as re-recorded as Instrument No. 20031020-0154870, said Register's Office. The said Thomas Winn Chapman also known as Thomas W. Chapman having conveyed the subject property to Thomas W. Chapman and wife, Alice Pearson Chapman by Quitclaim Deed recorded as Instrument No. 20070531-0064832, in said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 102 and 103, and Plan of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 288 and in Book 7629, page 384, Register's Office for Davidson County, Tennessee.

This is improved property known as: **606 Westview Avenue, Nashville, TN 37205**.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 16th day of June, 2014.

Thomas W. Chapman

Alice Pearson Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS W. CHAPMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 2014.

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALICE PEARSON CHAPMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 2014.

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____