RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155653

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150031099 DEEDWARR
Recvd: 04/24/15 09:36 2 pgs
Fees: 13.00 Taxes: 847.30
20150424-0036750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2015.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Feldpausch *et ux* 3212 River Walk Drive Nashville, TN 37214	Same address as new owner	085-12-0-A-057.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Nine Thousand and 00/100 Dollars ($229,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **STEPHEN WALTER AND WIFE, DEBORAH WALTER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH FELDPAUSCH AND SHANA FELDPAUSCH, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 51 on the plan of River's Edge, Section Three, Jackson Downs, Phase Two of record in Book 9700, Page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stephen Walter and wife, Deborah Walter, by Warranty Deed from Bradley S. Doerschuk, dated July 29, 2005 and recorded on August 3, 2005, of record in Instrument No. 20050803-0090734, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 3212 River Walk Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 9700, page 689; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 20th day of April, 2015.

STEPHEN WALTER

DEBORAH WALTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Stephen Walter and wife, Deborah Walter, 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 seal, this the 20th day of April, 2015.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017