THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043576** BILL GARRETT, Davidson County Trans:T20150039326 DEEDWARR Recvd: 05/20/15 13:42 2 pgs Fees:13.00 Taxes:773.30 20150520-0046644	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $209,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2015. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Angela Gore 252 38TH Avenue North Nashville, TN 37209-4806	Send Tax Bills To: ~~New Owner~~ Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	Tax Information: Tax Parcel ID No. 10401004000

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, **Alexandra J. Walsh, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angie Gore, single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 49, Valley View Subdivision, Second Revised, as shown on the plat of record in Book 2331, Page 113, as amended in Book 3928, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Alexandra J. Walsh, unmarried by Warranty Deed from Douglas B. Garrison, unmarried, recorded on the 2nd day of August, 2010 in Instrument No. 20100802-0060441, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VALLEY VIEW SUBDIVISION, SECOND REVISED, as recorded in Plat Book 2331, Page(s) 113, amended in Book 3928, Page 131.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2446, Page 146, Book 2487, Page 19 and Book 2740, Page 377.

Easement recorded in Book 2453, Page 566.

This is improved property located at 252 38TH Avenue North Nashville, TN 37209-4806.

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 15th day of May, 2015.

Alexandra J. Walsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexandra J. Walsh, 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 15th day of May, 2015.

Notary Public

My Commission Expires: _____

