THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064466**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $980,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2015. Notary Public My Commission Expires: 1.8.19

NICOLE L. STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20150063712 DEEDWARR
Recvd: 08/03/15 14:28 2 pgs
Fees:13.00 Taxes:3626.00
20150803-0076587

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bruce Doeg and Christine Doeg 1507 B Paris Avenue Nashville TN 37212-5930	New Owner	Tax Parcel ID No. 11704027400

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, **John Giles Ward and Josephine M. VanDevender, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Bruce C. Doeg and Christine P. Doeg, Husband and Wife,** ("Grantees"), their 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 the Easterly 50 feet of Lot 63 as shown on the Plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to John Giles Ward and wife, Josephine M. VanDevender by Warranty Deed from Robert Brady Fry and wife, Shanna Fry, recorded on the 22nd day of October, 2008 in Instrument No. 20081022-0105697, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VICTORIA PLACE, as recorded in Plat Book 332, Page(s) 10.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Notice of Completion recorded at Instrument No. 20081003-0100930.

Urban Zoning Overlay of record as Metro Ordianance No. BL 2000-364 made applicable by Ordinance No. BL-2000-476.

This is improved property located at 1507 B Paris Avenue Nashville TN 37212-5930

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 31st day of July, 2015.

John Giles Ward

Josephine M. VanDevender

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Giles Ward and Josephine M. VanDevender, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018