THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074702** BILL GARRETT, Davidson County Trans:T20150069042 DEEDWARR Recvd: 08/17/15 14:10 2 pgs Fees:13.00 Taxes:277.50 20150817-0082508	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $75,000.00. Ralph Edwards Affiant Subscribed and sworn to before me, this 11th day of August, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: William J. Anderson 128 FERN AVE Nashville TN 37207-5340	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07114008800

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, **Ralph Edwards, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William J. Anderson**, married ("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. 24, on the Map of Weakley and Dodd's Subdivision of Lot 17, Brooklyn Plan, of record in Book 57, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Said Lot No. 24 fronts 50 feet on the Southerly Side of Highview Avenue and runs back between parallel lines 146-2/3 feet on the Westerly line and 145 feet on the Easterly line, to an alley, on which it measures 50 feet.

Being the same property conveyed to Ralph Edwards by Warranty Deed from Tony Carletello, a married man, recorded on the 26th day of March, 2008 in Instrument No. 20080326-0030314, 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 WEAKLEY AND DODD'S SUBDIVISION OF LOT 17, BROOKLYN PLAN, as recorded in Plat Book 57, Page(s) 125, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Possible encroachment of existing building(s) as disclosed by the Davidson County Tax Assessors Map.

Matters which may arise due to unrecorded Power of Attorney in the execution of Substitute Trustee recorded in Book 11612, Page 335 and the foreclosure of deed of trust recorded in Book 10275, Page 149.

This is improved property located at 128 FERN AVE Nashville TN 37207-5340

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 11th day of August, 2015.

Ralph Edwards

Ralph Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ralph Edwards, 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 11th day of August, 2015.

Notary Public

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