THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16016290** PREPARED BY: BANKERS TITLE & ESCROW CORP. RETURN TO: 3110 WEST END AVE. TN	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,570.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2016. Notary Public My Commission Expires: 1-6-20 JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katie Vaca and Julian Vaca 111 JAY ST Nashville TN 37210-5221	New Owner	Tax Parcel ID No. 11905022500

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, **Robert Walsh and Glynis Walsh, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Katie M. Vaca and Julian Vaca, wife and husband**, ("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 Lot 119, Re-Subdivision of Lots, 3, 4, 5 and Parts of Lots 5 and 6, Cumberland Nurseries, as shown on plat of record in Plat Book 332, Page 148, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Kenneth D. Fitzwater Jr., married to Robert Walsh and Glynis Walsh, Husband and Wife, as recorded on the 4th day of May, 2015 in Instrument No. 20150504-0040258 and Warranty Deed from Lorraine C. Walla, an unmarried person to Kenneth D. Fitzwater Jr., as recorded on the 15th day of May, 2008 in Instrument No. 20080515-0049976, 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 2016 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 RE-SUBDIVISION OF LOTS 3, 4, 5 AND PARTS OF LOTS 5 AND 6, CUMBERLAND NURSERIES, as recorded in Plat Book 332, Page(s) 148.

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

BILL GARRETT, Davidson County
Trans:T20160008478 DEEDWARR
Recvd: 02/01/16 13:36 2 pgs
Fees:13.00 Taxes:797.61
20160201-0009546

This is improved property located at 111 JAY ST Nashville TN 37210-5221

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 29th day of January, 2016.

Robert Walsh

Glynis Walsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Walsh and Glynis Walsh, 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 29th day of January, 2016.

Notary Public

My Commission Expires: 9-11-18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018