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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170210887**<br><br> | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ Williamson )<br>The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.<br>Janice Collins<br>Affiant<br>Subscribed and sworn to before me, this 27th day of March, 2017.<br>Amy Dieterle<br>Notary Public<br>My Commission Expires: 9-11-17 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Samantha Catherine Miosi and<br>Joseph Michael Beretta<br>232 Downeymeade Drive<br>Nashville TN 37214 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>085-07-0-051.00 |

**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, **Andrew Walker and Sarah Walker, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Samantha Catherine Miosi and Joseph Michael Beretta, as tenants in common with right of survivorship**, ("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(s) 220, as shown on the map entitled Stanford Country Club Estates Section IV, of record in Plat Book 2900, pages 83 and 84, 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 ANDREW WALKER and SARAH WALKER A/K/A SARAH L. WALKER, by deed from JUDI SPEER, of record in Instrument No. 20040825-0102948, dated August 6, 2004, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 085-07-0-051.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2900, pages 83 and 84, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3066, page 219, said Register's Office.

This is improved property located at 232 Downeymeade Drive Nashville TN 37214

BILL GARRETT, Davidson County
Trans:T20170026902 DEEDWARR
Recvd: 03/30/17 12:48 2 pgs
Fees:13.00 Taxes:851.00
20170330-0031103

**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 27th day of March, 2017.

Andrew Walker

Sarah Walker

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Walker and Sarah Walker, 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 27th day of March, 2017.

Notary Public

My Commission Expires: 9/10/2018

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