THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170511868** BILL GARRETT, Davidson County Trans:T20170051490 DEEDWARR Recvd: 06/16/17 09:29 2 pgs Fees:13.00 Taxes:2534.50 20170616-0060489	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $685,000.00 Affiant Subscribed and sworn to before me, this 15th day of June, 2017. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: Matthew Denis McCall 606 B Hume Street Nashville TN 37208-2241	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081120R00100CO

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, **Christopher Caputo and wife, Julie Ryan Caputo** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Denis McCall, a single man**, ("Grantees"), its 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 Unit No. A of Homes at Hume, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Hume, of record in Instrument No. 20130419-0039327, and amended in Instrument Number 20131001-0102981, in the Register's Office for Davidson, Tennessee, said Unit being shown on the Plat attached as Exhibit B to said Declaration, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher Caputo and wife, Julie Ryan Caputo by Quitclaim Deed from Christopher J. Ott recorded the 23rd day of May, 2017, in Instrument No. 20170523-0051250, in the Register's Office, 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 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HOMESTEAD ADDITION ESTATE OF D.T. MCGAVOCK, as recorded in Plat Book 57, Page(s) 9.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130419-0039327, as amended at Instrument No. 20131001-0102981.

Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20131205-0123893.

This is improved property located at 606 B Hume Street Nashville, TN 37208-2241.

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 June, 2017.

Julie Ryan Caputo

Christopher Michael Caputo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie Ryan Caputo and Christopher Michael Caputo, 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 15th day of June, 2017.

Notary Public

My Commission Expires:

