THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612227**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,900.00. Emily R Baker Affiant Subscribed and sworn to before me, this 11th day of July, 2017. Robert L Scruggs Notary Public My Commission Expires: 3/8/2021

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/8/2021

ROBERT L. SCRUGGS
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gary Kessler, Jr. and Emily Baker 423 Patterson Street Nashville TN 37211	Franklin American Mtg Co 6100 Tower Circle, Ste 600 Franklin, TN 37067	Tax Parcel ID No. 133-01-0-123.00

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, **Robert Walsh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary E. Kessler, Jr. and Emily R. Baker, 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 Lot(s) 87, as shown on the map entitled Map of Patterson's Sub of Maple Hill, of record in Plat Book 332, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to SONA LAND COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GREEN HILLS LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140129-0007921, dated January 23, 2014, said Register's Office.

Being further conveyed to ROBERT WALSH by quitclaim deed from SONA LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170630-0065968, dated June 29, 2017, said Register's Office.

Said property was never the marital residence of Grantor.

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. 133-01-0-123.00.

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 332, page 75, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170062632 DEEDWARR
Recvd: 07/21/17 11:08 2 pgs
Fees:13.00 Taxes:1109.63
20170721-0073922

This is improved property located at 423 Patterson Street Nashville TN 37211

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 July, 2017.

Robert Walsh by Kate Rosenthal, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Robert Walsh, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of July, 2017.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018