WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,000.00.

Affiant

Subscribed and sworn to me on 09/05/17.

NOTARY PUBLIC
My Commission Expires:

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 604 DEEDWARR
09/13/2017 02:16:24 PM 2 pgs
Fees: $13.00 Taxes: $839.90

20170913-0093675

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Walsh 300 MCCALL STREET Nashville, TN 37211	NEW OWNER	133-02-317.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Julia Beth Fromm, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert Walsh, married, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 49 on the Plan of Nolen Heights, as of record in Book 332, Page 122, Register's Office for said County.

Said Lot No. 49 fronts 50 feet on the Northerly side of McCall Street and runs back between parallel lines, with the Westerly margin of Waller Avenue, 160 feet to an alley.

Being the same property conveyed to Julia Beth Hood by Warranty Deed from Darrin D. Wilson, recorded on the 7th day of September, 2004 in Instrument No. 20040907-0107790, in the Register's Office of Davidson County, Tennessee. Julia Beth Hood has since married and is now known as Julia Beth Fromm. Spouse of Grantor, Andrew Fromm, joins in the conveyance to transfer any and all marital interest in the property.

This is improved property known as 300 MCCALL STREET, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gende

Witness my hand this 09/05/17.

Julia Beth Fromm

Andrew Fromm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/05/17, before me personally appeared Julia Beth Fromm and Andrew Fromm, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/05/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

