THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114224** Bill Garrett Davidson County Batch# 39578 DEEDWARR 12/20/2017 08:22:39 AM 2 pgs Fees: $13.00 Taxes: $2,593.70 20171220-0129375	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $701,000.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Bill D. Ringer, Trustee 4332 General Bate Dr. Nashville TN 37204-4242	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-05-0-136.00

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, **Scott Tonsoni, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bill D. Ringer, Trustee of the Lewisburg Trust, dated February 9, 2017** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, more particularly described as follows:

Tract No. 1: Being the Northerly 50 feet of the Southerly 150 feet of the Westerly part of Lot No. 17 and that part of Park Avenue immediately West of same on the Map of Glendale Park, of record in Book 57, Page 141, Register's Office for Davidson County, Tennessee.

Tract No. 2: Being the North 25 feet of the South 100 feet of the West of Lot No. 17 and that part of Park Avenue lying immediately West for same, on the Map of Glendale Park, of record in Book 57, Page 141, Register's Office for Davidson County, Tennessee, and more fully described in Deed of record in Book 4894, Page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Tennessee Quitclaim Deed from Jessica Tonsoni to Scott Tonsoni, a/k/a Scott Ryan Tonsoni, a married man, as recorded on the 21st day of December, 2015 in Instrument No. 20151221-0128289 and Warranty Deed from James Devault and wife, Pam Devault to Scott Tonsoni, as recorded on the 26th day of May, 2000 in Instrument No. 200005260052740, in the Register's Office of Davidson County, Tennessee.

Nealy Alvarez joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise

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 2018 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 recorded in Plat Book 57, Page(s) 141.

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

This is improved property located at 4332 General Bate Dr. Nashville TN 37204-4242

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 December, 2017.

Scott Tonsoni

Nely Alvarez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Tonsoni and Nely Alvarez, 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 December, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018