THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214436**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,620,000.00 Affiant Subscribed and sworn to before me, this 29th day of December, 2017. Notary Public My Commission Expires: _____

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

Bill Garrett Davidson County
Batch# 43849 DEEDWARR
01/03/2018 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $5,994.00
20180103-0000998

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip Cramer and Anna J. Cramer 918 Cadillac Ave Nashville TN 37204	New Owner	Tax Parcel ID No. 104-16-0-192.00

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, **Mike Vaden, Trustee of the Walter E. Deets Land Trust u/t/a July 20, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Cramer and Anna J. Cramer, 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 situated in the 18th Council District of Nashville, Davidson County Tennessee and being part of Lot 99, all of Lots 100 and 101, and part of Lot number 102, on the revised Plan of George W. Blair' s Subdivision of Belmont Heights of record in Book 332, Page 117, R.O.D.C., as shown on that Boundary Survey by J. Alan Cummings, TN RLS No. 2351, Crawford and Cummings, P.C., dated October 7, 2009 and revised on October 13, 2009 and being more particularly described as follows:

Being at an existing iron pin in the Southerly margin of Linden Avenue (56' R.O.W.), said pin being the Northeast corner of the herein described tract and also being North 69°18' 12 West, a distance of 124.5+- feet from the centerline of pavement of alley #894;

Thence, along or near the Westerly line of Richard Urbano of record in Book 11377, Page 585, R.O.D.C. South 12°22' 11" West, a distance of 202.00 feet to an iron pin (set) in the Northerly margin of a 15' wide alley;

Thence, with said margin North 78°10'28" West, a distance of 130.00 feet to a nail (set) on top of wall;

Thence, along or near the Easterly line of D. Drake Holliday, Jr. & wife Marion Lynne Holliday of record in Book 6348, Page 861, R.O.D.C. North 12Â°22' 11 East, a distance of 202.50 feet to an iron pin (set);

Thence, with the Southerly margin of Linden Avenue (54' R.O.W.) South 77°57'15" east, a distance of 130.00 feet to the Point of Beginning.

Containing 26,290 Square Feet or 0.60 Acre, more or less.

Being the same property conveyed to MIKE VADEN, TRUSTEE OF THE WALTER E. DEETS LAND TRUST U/T/A JULY 20, 2012, by deed from EDWIN S. PYLE, TRUSTEE OF THE LAND TITLE TRUST AGREEMENT

DATED OCTOBER 14, 2009, of record in Instrument No. 20120808-0070505, dated July 31, 2012, 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 2018 and subsequent years for Map-Par. 104-16-0-192.00.

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 117, said Register's Office.

This is improved property located at 1725 Linden Avenue Nashville TN 37212

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 29th day of December, 2017.

The Walter E. Deets Land Trust u/t/a July 20, 2012

By: Mike Vaden, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike Vaden, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the trustee of the Walter E. Deets Land Trust u/t/a July 20, 2012, 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 29th day of December, 2017.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

