THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114559** Bill Garrett Davidson County Batch# 64906 DEEDWARR 03/05/2018 08:52:33 AM 2 pgs Fees: $13.00 Taxes: $1,768.60 20180305-0020225	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $478,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2018. Notary Public My Commission Expires:

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Michael D. Maiorino and Brandi Maiorino 924 BATTERY LN Nashville TN 37220-1106	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13209011400

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, **Raymond Louis Danner Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Maiorino and Brandi Maiorino, husband and wife**, ("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 a part of Lot No. 43 on the Map of Subdivision of Oak Hill, Section 1, of record in Book 547, Page 52, Register's Office for said County.

Beginning at a point in the North margin of Battery Lane, 138.7 feet more or less East of the Easterly margin of Soper Avenue, being the Southeast corner of the property conveyed to Warren W. Brown and wife, by deed of record in Book 1628, Page 635, Register's Office; thence along Brown's Easterly line, Northerly 300 feet to a point, thence Westerly 138.7 feet more or less to the East margin of Soper Avenue; thence with the margin of the same, Northerly 218.5 feet more or less to a corner of Lot No. 42; thence with the line between Lots Nos. 42 and 43; Easterly 239.3 feet to a point; thence Southerly 494.8 feet to the North margin of Battery Lane; thence with the margin of the same, Westerly 100 feet more or less to the point of beginning.

Being the same property conveyed to Raymond Louis Danner, Jr. by Warranty Deed from Charles Christopher Stacey, unmarried, recorded on the 26th day of March, 2008 in Instrument No. 20080326-0030428, in the Register's Office of 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 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF OAK HILL, SECTION 1, as recorded in Plat Book 547, Page(s) 52.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4260, Page 475.

This is improved property located at 924 BATTERY LN Nashville, TN 37220-1106.

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 28th day of February, 2018.

Raymond Louis Danner Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Raymond Louis Danner Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2018.

Notary Public

My Commission Expires: _____

